

To Let

- 5 Car Parking Spaces
- Attractive Modern Fitout
- Historic Grade 2 Listed Building
- Walking Distance to Restaurants and Bars
- Recently Refurbished




Keygrove
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Floor Floor Character Office
2,089 sq ft (194.07 sq m)

First Floor Canute Chambers, Ocean Way, Southampton, Hampshire, SO14
3TU

Description

Canute Chambers is a historic Grade II listed building, formerly occupied by the White Star Line, owners of the RMS Titanic, which famously departed from Southampton.

The available first floor suite has been refurbished in 2024 to a modern specification and comprises a mix of private offices/meeting rooms together with open plan accommodation. There are 5 allocated car parking spaces.

The suite benefits from LED lighting, central heating, Toob fibre internet, perimeter trunking, a phone entry system and optional office furniture. An attractive rooflight atrium feature contributes to excellent natural light.

The suite also includes a kitchenette together with separate male and female WC facilities.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Total	2,089	194.07

Energy Performance Certificate

EPC rating C54. A copy of the EPC is available on request.



Terms

The premises are available on a new effectively full repairing and insuring lease at an initial rent of £33,500 per annum exclusive.

Service Charge

A service charge of £4,709.42 per quarter is payable. The charge includes gas and water, together with communal and external repairs, cleaning and maintenance. Further details are available upon request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £31,500. The current small business rates multiplier is 43.2p.

We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

The property occupies a prominent position on Canute Road within Ocean Village, an established waterfront business location in Southampton. Parking is provided to the rear, accessed via Ocean Way.

Ocean Village offers a good mix of nearby amenities including restaurants, cafés and leisure facilities, with Oxford Street within easy walking distance. Southampton Central railway station is also readily accessible, approximately a 6-minute drive away.

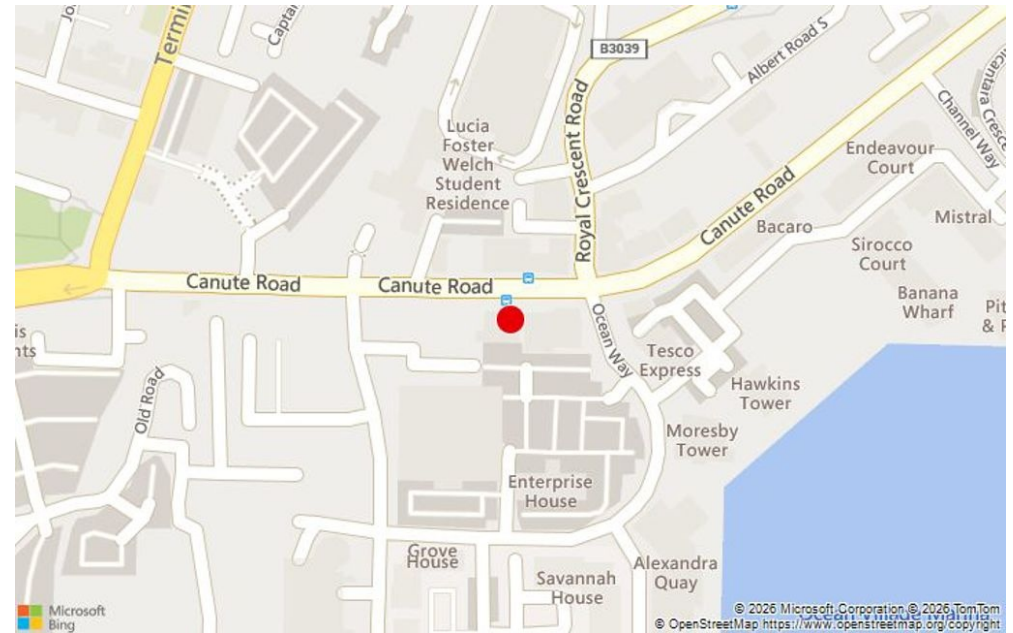
The location benefits from strong road connections, with the Itchen Bridge close by providing direct access to Junction 7 of the M27 (approximately 4.5 miles), and Junction 3 (approximately 5.6 miles) accessed via Mountbatten Way and Millbrook Road West.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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