



ANGLO CITY HOUSE, SOUTHAMPTON, SO15 3EU

OFFICE TO LET

3,830 SQ FT (355.82 SQ M)



Summary

FIRST FLOOR OFFICE SUITE - TO LET

Available Size	3,830 sq ft
Rent	£12 per sq ft
Service Charge	£11.97 per sq ft
VAT	Not applicable
EPC Rating	C

- Close proximity to Southampton train station
- Prominent location
- 8 allocated parking spaces in total
- Open plan office space with meeting rooms
- Passenger Lift
- New FRI lease



Location

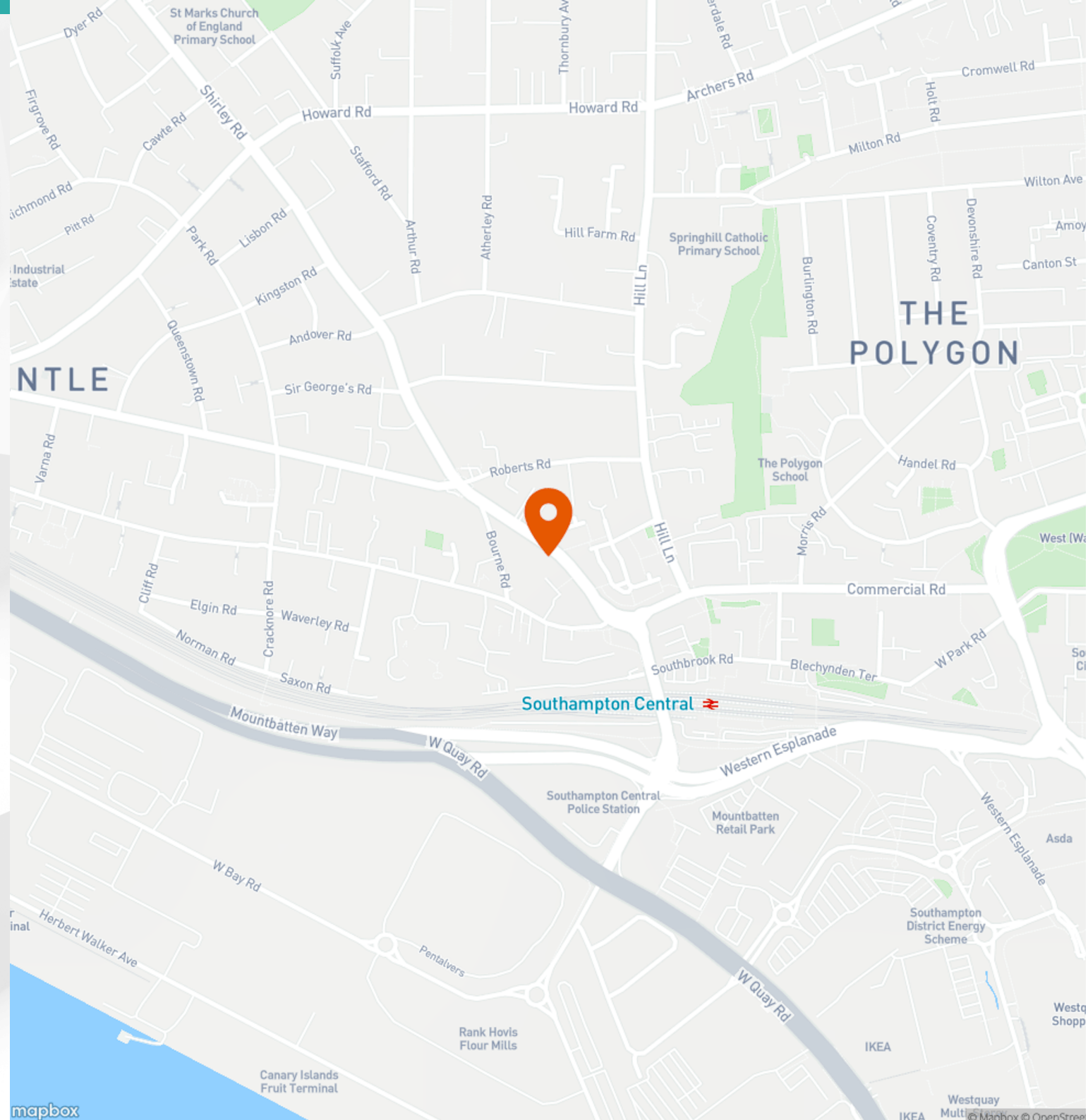


Anglo City House, 2-6 Shirley Road, Southampton, SO15 3EU

The property is located in central Southampton, in a prominent position on the corner of Shirley Road and Millbrook Road East, which offers access to Southampton Central Railway Station and all main bus routes.

Southampton Central Railway Station offers access to London direct within 90 minutes.

The property is also located 0.6 miles from West Quay Shopping Centre.



Further Details

Description

The property comprises a detached office building with brick elevations. There is a communal entrance allowing access to all floors via stairs or lift. The common parts have recently been refurbished, including a new lift. There are male and female W/C on the first floor.

The office space comprises open plan office space with partitioned meeting rooms and kitchen. The office will be taken as seen with the previous tenants fitout and benefits from desks and chairs.

The first floor offices come with 8 allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	3,830	355.82	Available
Total	3,830	355.82	

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.

AML

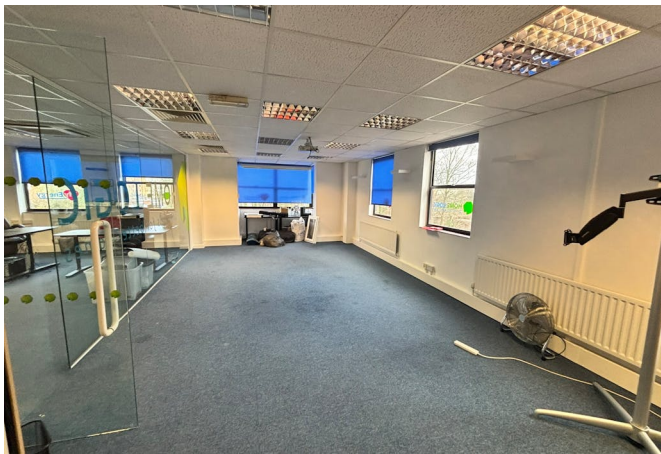
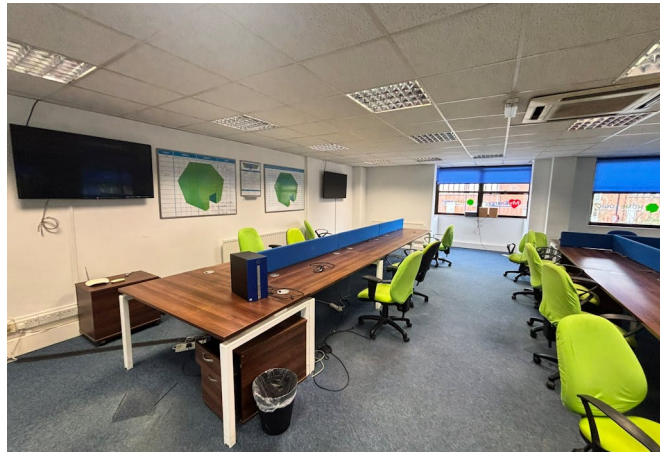
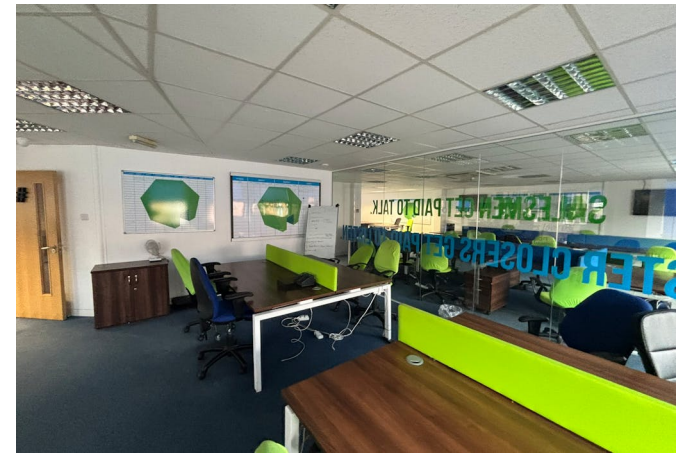
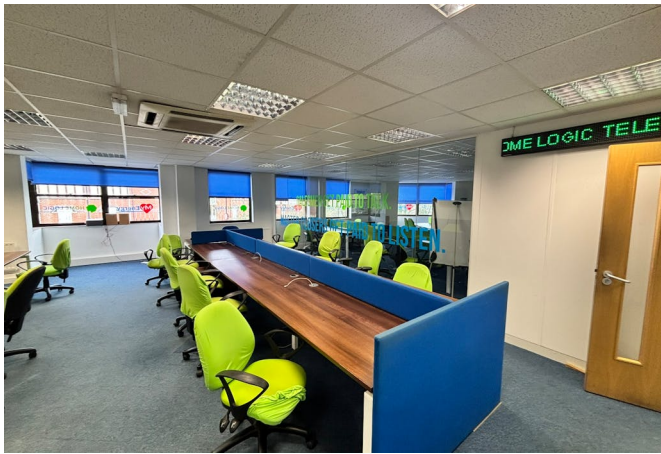
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Business Rates

The Business Rates are currently for the first and second floor. These will need to be reassessed on a new letting. Please discuss with the agent.

VAT

Not applicable.





Enquiries & Viewings



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