

To Let

- Each Suite Eligible for 100% Business Rates Relief
- Popular Business Location
- Close to Law Courts
- Parking on Site




023 8063 5333

Period Offices in Listed Building
933 - 2,022 sq ft (86.68 - 187.84 sq m)

30 Carlton Crescent, Southampton, Hampshire, SO15 2EW

Description

A stunning, listed period building in the popular location of Carlton Crescent.

The 2nd floor suite comprises a large open plan office and two smaller meeting/ board rooms. There is a large staff kitchen, shared with the 3rd floor. There are shared WCs with the ground and 1st floors.

The 3rd floor suite is a recently redecorated and self contained office. There is an open plan office and two private offices. There is a private WC and shower.

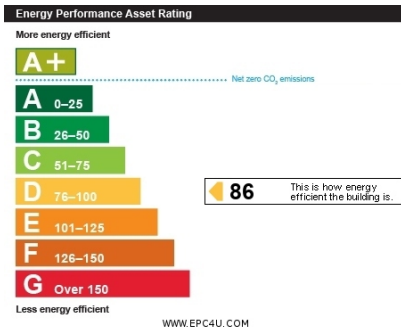
The offices benefit from central heating. There are two car parking spaces per available suite and additional metered on the road car parking is available.

Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
Second Floor Suite	1,089	101.17
Third Floor Suite	933	86.68
Total	2,022	187.84

Energy Performance Certificate

EPC rating D86. A copy of the EPC is available on request.



Terms

The second floor premises are available on a new full repairing and insuring lease at an initial rent of £18,000 exclusive.
The third floor premises are available on a new full repairing and insuring lease at an initial rent of £16,000 exclusive.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £11,750 for the 2nd floor suite and £9,900 for the 3rd floor suite. We recommend that prospective tenants or purchasers verify this with the Valuation Office.



Location

The property is located on the south side of Carlton Crescent close to the junction with Carlton Place, London Road and all local amenities. The main railway station, law courts, Bedford Place and West Quay Shopping Centre are all within approximately 0.8 miles.

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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