

Church View House, Outlands Lane, Curdridge, Southampton, SO30 2HD

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**Commercial
Property Consultants**

AIR-CONDITIONED OFFICES



Modern refurbished office building – EPC Rating Band B
A/C, EV charging points, carpets, suspended ceiling, refitted WC's with shower
Principal city centre business location, close to hotels, Tesco Express, coffee shops, restaurants, shops and combined law courts
Car parking included with on-street car parking and close to public car parks

TO LET
FIRST FLOOR FRONT, 14/15, BRUNSWICK PLACE
SOUTHAMPTON, SO15 2AQ
601 ft² (55.83 m²)

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

Location

The property is situated in the principal business district of Southampton, which is centred on London Road, Cumberland Place & Brunswick Place. The property overlooks East Park and is part of the main Road network which links to the A33 northwards to the M3 Motorway to Winchester and London.

There are various significant office and residential buildings in the area together with the Southampton Combined Law Courts. The property is close to The Leonardo and Premier Inn Hotels.

Southampton Central Railway station is just over ½ mile to the west, via the A3024 providing intercity services to London Waterloo, Bournemouth, Portsmouth and also Southampton airport.

London Road is a popular retail location for estate agents, with post office, Tesco Express, Starbucks, coffee/sandwich shops and various retailers. The Property is within a short walking distance of Above Bar & The West Quay Shopping Centre.

On Street car parking is available in the surrounding roads and various public car parks are situated close by including in Kings Park Road, Lower Bannister Street, Bedford Place and Grosvenor Square.

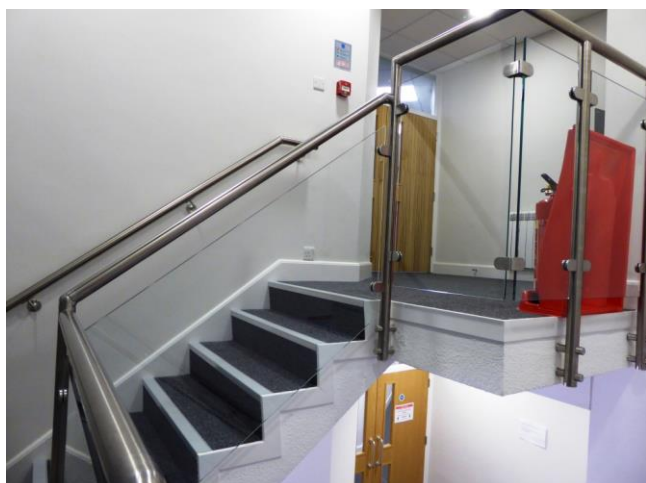
Description

The property comprises a 3-storey office building.

The communal areas have been extensively refurbished to provide attractive open plan offices with UPVC windows.

The available offices comprise an open plan first floor office overlooking East Park. The offices are airconditioned & carpeted with suspended ceiling. There is an entry phone system for the building and a lift to all floors. 1 car parking space is included together with the use of bikes racks.

The first floor has separate male and female WC's together with a shower room and a disabled WC. There are EV charging points for the building and there are additional public EV charging points in Brunswick Place. The open plan offices have an energy performance rating of Band B.



Specification & Highlights

- **Refurbished communal areas**
- **Modern open plan first floor offices**
- **Suspended ceiling with A/C**
- **Communal shower and disabled WC**
- **Wireless fire alarm for simpler fit out.**
- **Double glazed UPVC windows**
- **Perimeter trunking**
- **Entry phone system. Lift to all floors**
- **1 car parking space & bike racks**
- **EV charging points**
- **EPC rating Band B**

Accommodation Summary

The accommodation has been measured on a net internal area basis as follows

	m ²	ft ²
	Sq m	Sq Ft
FIRST FLOOR FRONT		
Open Plan offices	55.83	601
Kitchen (Shared)		
1 Car Parking Space		



Business Rates

The office suite is to be re-assessed for business rates.

Energy Performance Certificate

The first floor offices have been assessed with an energy performance asset rating of 48 (Band B). A copy of the certificate is available for inspection.

Lease Term

The first floor front office suite is available to let on a new full repairing and insuring lease for a term to be agreed subject to regular rent review. There is a service charge for the maintenance of the building and common areas,.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



Rent

£10,250 pa excl of service charge and VAT.

Viewing and Further Information

Strictly by appointment with the sole agents through whom all negotiations must be conducted:-

Richard Pullen, Pullen Associates

Tel. 023 8000 2500

E-mail: richard@rpullen.co.uk

Estate Agents Act

Under the Estate Agents Act we are obliged to advise interested parties that a director of Pullen Associates has an interest in the property.

