

To Let

- Shared Boardroom
- Independent entrance
- Eligible for 100% Business Rates Relief
- Furnished Suite




Keygrove
www.keygrove.com
023 8063 5333

City Centre Office Suite

675 sq ft (62.71 sq m)

21 Carlton Crescent, Southampton, SO15 2ET

Description

Lower ground floor office suite in an attractive Georgian building, located in the popular location of Carlton Crescent. There is independent street access.

The layout combines 3 office rooms, reception area and storage space. There is permissive access by arrangement to an impressive, shared boardroom/library (pictured) on the ground floor. The suite benefits from optional furniture, fitted carpets and central heating.

There is a communal kitchen and 3 shared WCs.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Room 1	161	14.96
Room 2	112	10.4
Room 3	235	21.83
Storage & Reception	167	15.51
Total	675	62.71

Energy Performance Certificate

EPC rating C71. A copy of the EPC is available on request.



Terms

The premises are available on a new lease at an initial rent of £10,800 per annum 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 £4,425. 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 is well located on Carlton Crescent in Southampton city centre, 0.8 miles from Southampton Central Railway Station and 3.4 miles from the M27 Junction 5.

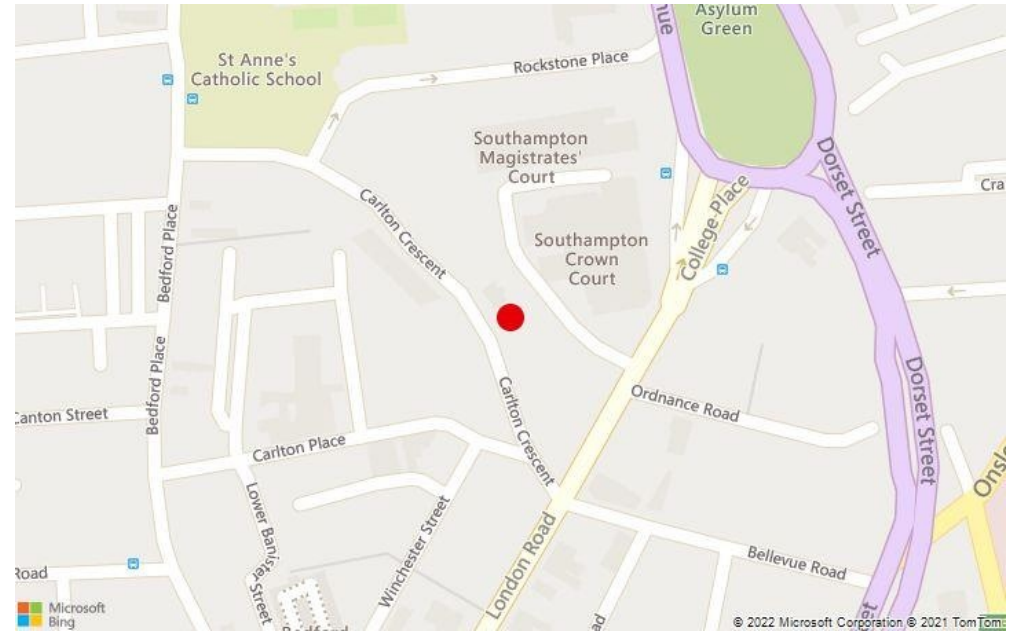
Contact/Viewing details

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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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