

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

T: 023 8000 2500 E: enquiries@rpullen.co.uk

**Commercial
Property Consultants**

CITY CENTRE OFFICES - WITH CAR PARKING

CLOSE TO OCEAN VILLAGE



Busy main road location

Close to Ocean Village with its offices and apartments, Tesco Express, restaurants, shops and leisure facilities. Adj to No 4 Bistro & Good Things

Close to Oxford Street & Town Quay and with good access to retail centre

On Street Car Parking and close to multi-storey car park

TO LET – FLEXIBLE LEASE TERMS

2 Suites - 1st & 3rd Floors, 1 Canute Road

Southampton SO14 3FH

544 ft² (50.54 m²) & 503 ft² (46.73 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 located within a terrace of shops and offices situated in a prominent position on the north side of Canute Road close to the main entrances to the Ocean Village marina.

There are numerous restaurants in Canute Road and Ocean Village and the property is also a short walk from Oxford Street. Neighbouring occupiers include No 4 Bistro and Good Things bar, Gannaways florist, CJA Medical. There are Tesco Express and Co-Op convenience stores in Ocean Village together with various office buildings in the vicinity including those within Ocean Village where major occupiers include BDO & PwC.

There is a large residential population in the immediate area, including the numerous houses and apartments within Ocean Village, Canute Road and its surrounding area. It is close to the 28 storey Admiral's Quay, Maritime Lounge and numerous other restaurants together with the 5 star 85 bed Southampton Harbour Hotel.

There is good road access in the area linking Canute Road to Town Quay and the major road network of the city.

On Street car parking is available in Canute Road and within Ocean Village where there is also a multi-storey car park.

Description

1 Canute Road comprises a prominent corner property arranged as upper floor offices over separate ground floor retail premises.

Specification

- **2 Suites available**
- **1 Car parking space per suite**
- **Flexible lease terms**
- **Carpeting**
- **Central Heating**
- **Security entrance system**
- **Corner front office to front rooms**
- **On street car parking in front of the property**
- **Shared Kitchen facilities on 2nd floor**

Business Rates

The VOA have assessed the offices on the 2023 Rating List with a Rateable Value of:

First floor front Suite	£6,500
3 rd Floor front office	£2,150
3 rd Floor rear office	£970

Some tenants will be able to claim small business rate relief such that no rates will be payable. Prospective occupiers should make their own enquiries to clarify the level of rates payable

Accommodation Summary

The property has been measured in accordance with International Property Measuring Standards (IPMS 3), as follows:-

	m ²	ft ²
1ST FLOOR		
FRONT SUITE		
Front Office	35.95	387
Rear Office	14.59	157
TOTAL FRONT SUITE	50.54	544
3rd FLOOR SUITE		
Front Office	33.72	363
Rear Office	13.01	140
TOTAL 3rd FLOOR	46.73	503

Lease Terms & Rent

The 2 suites are each available on a 'tenancy at will' providing flexible lease terms. The rent is inclusive of service charge such that the only additional costs will be VAT, electricity to the office and business rates (if applicable). In addition the tenant will be responsible for the provision of broadband and phone connection.

Rent - 1st Floor Front Suite - £12,500 pa

Rent – 3rd Floor Suite - £7,500 pa

Energy Performance Certificate

The offices have an energy performance asset rating of 120 (band E). A copy of the certificate is available for inspection

Legal Costs

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

Viewing and Further Information

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

Richard Pullen, Pullen Associates

Tel. 023 8000 2500

E-mail: richard@rpullen.co.uk