

To Let

- Eligible for 100% Business Rates Relief
- Attractive Period Building
- Car Parking Space



Offices in Period Building

362 - 1,005 sq ft (33.63 - 93.36 sq m)

Third Floor , 33 Queens Terrace, Southampton, Hampshire, SO14 3BQ


Keygrove
www.keygrove.com
023 8063 5333

Description

33 Queens Terrace comprises a period office building arranged over ground and three upper floors. The building retains its character features while providing modern working facilities.

The two available third floor suites benefit from florescent lighting, central heating, perimeter trunking and a phone entry system. The suites can be let either individually or combined. In addition, Suite 2 also benefits from air conditioning.

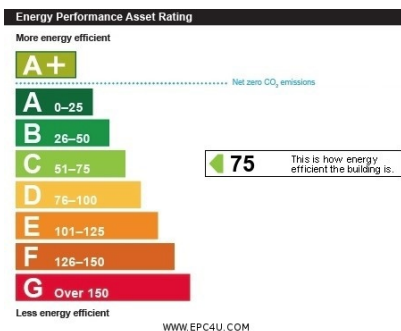
There are shared WC and kitchenette facilities. Suite 1 is offered with one allocated car parking space and additional public parking is available nearby.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Suite 1	643	59.73
Suite 2	362	33.63
Total	1,005	93.36

Energy Performance Certificate

EPC rating C75. A copy of the EPC is available on request.



Terms

Suite 1 is available on a flexible rolling 12 month licence at an initial rent of £11,500 per annum exclusive.

Suite 2 is available on a flexible rolling 12 month licence at an initial rent of £7,250 per annum exclusive.

Service Charge

There is a service charge payable of £500.00 per quarter for Suite 1 and £250.00 per quarter for Suite 2. This includes all building insurance and utilities. Broadband is not included.

There are no tenant repairing obligations.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of Suite 1 is £5,400 and Suite 2 is £2,900. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



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3BQ

Location

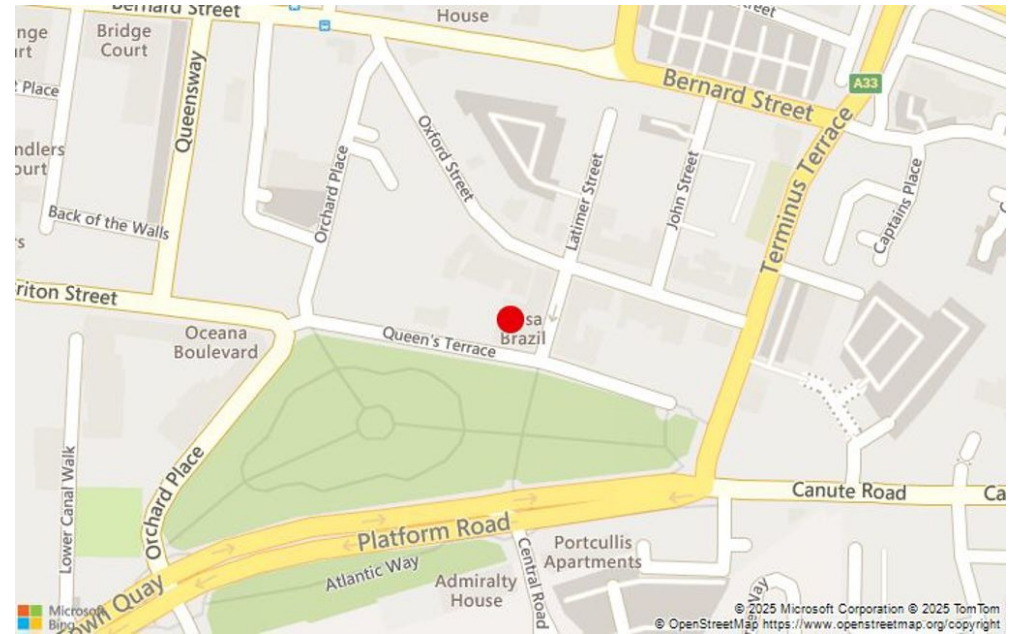
33 Queens Terrace occupies a prominent position opposite Queens Park and is within walking distance of Ocean Village and Southampton city centre. Southampton Central railway station is approximately 1.2 miles away, and there is convenient access to the A33, M27 and M3 motorway networks.

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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