



OVERLINE  
HOUSE  
SOUTHAMPTON

**TO LET**

**City Centre Offices**

2,620 – 14,500 sq ft with 19 Car Spaces

Blechynden Terrace, Southampton, SO15 1GW



## Accommodation

Floor	Size ft <sup>2</sup>	Size m <sup>2</sup>	Car parking
Ground		LET	
First		LET	
Second		LET	
Third (West Wing)		LET	
Third (East Wing)	2,680	249	6
Fourth (East Wing)	2,620	243	3
Fourth (West Wing)	9,200	855	10

All floor areas are approximate and are quoted on a net internal basis. They are measured in accordance with the RICS Code of Measuring Practice (6th Edition).



Overline House is directly adjacent to the Southampton Central Railway Station within one of the main business districts. Surrounding occupiers include South West Trains, the Marine Coastguard Agency, Bond Pearce Solicitors, Skandia Life and HSBC.

Southampton is the south coast's regional centre with excellent communication including direct rail links to London (Waterloo), with a journey time of around 74 minutes. The M3 / M27 interchange and Southampton International Airport are all within 5 miles distance.



## Overline House

Overline House is a 5 storied office building accessed from Blechynden Terrace. The ground floor entrance leads to a shared reception with two passenger lifts and stairs. The available offices are generally of an open plan layout.

## Features

- Generous parking
- Comfort cooling
- Central heating
- Male and female WC's on each floor
- Disabled toilets
- Perimeter trunking
- Suspended ceilings
- Two passenger lifts
- Walking distance of the City Centre retail district



## Rateable Value

Available on application.

## Lease

New full repairing and insuring leases available for a term and rent to be agreed.





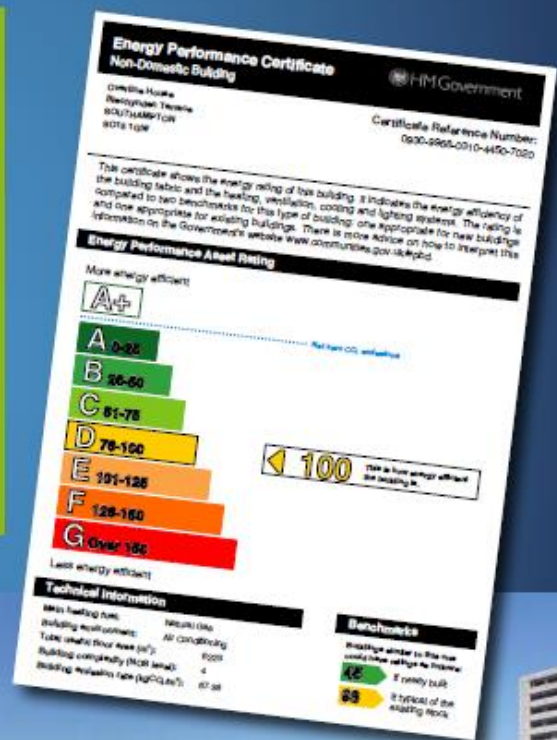
## Communication

**Road**  
 Southampton Airport 6 miles  
 Heathrow 68 miles  
 Central London 79 miles  
 Winchester 14 miles

**Rail**  
 London Waterloo 74 mins approx

**Air**  
 Southampton International Airport provides services to a number of cities in the UK, Dublin and mainland European destinations.

**Sea**  
 Continental ferry services are available from Poole (36 miles) and Portsmouth (20 miles).



## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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