



Ferry House

Ferry House, Canute Road, Southampton, SO14 3FJ

Historical Grade II Listed Office Building - FULLY REFURBISHED

758 sq ft
(70.42 sq m)

- 2 Allocated Car Parking Spaces with Ample Public Car Parking
- Located in an established commercial district of Ocean Village
- Close walk to bars, restaurants, cinema, cafe and convenience stores
- Open plan configuration

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Description

Ferry House is a historic Grade II building. Suite G is located on the first floor and benefits from natural light thanks to its sash windows with high ceilings. The office comprises two areas, a small lobby/ reception area and the main open plan area. There is a shared toilet facilities and kitchenette facilities on the landing.

Location

The property is located in a popular established commercial district in Southampton, Ocean Village. Situated at the junction of Canute Road and Ocean Way. It is a short walk from Ocean Village and vibrant Oxford Street and just 6 minutes' drive from Southampton Central Railway Station. Itchen Bridge is nearby which offers access to junction 7 of the M27 to the east (4.5 miles) with Junction 3 to the west (5.6 miles) accessed via Mountbatten Way & Millbrook Road West.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Suites E	2,024	188.04	Let
1st - Suite G	758	70.42	Available
Total	2,782	258.46	

Specification

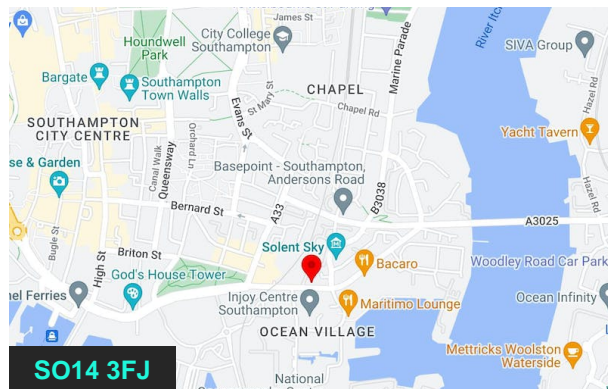
Gas central heating, 2 allocated car parking spaces for Suite G, recessed ceiling lights, floor boxes with electricity / data points, lobby with shared kitchen, shower and WCs.

Viewings

Strictly by appointment with marketing agents, Omega RE and Vail Williams.

Terms

New lease terms to be agreed.



Summary

Available Size 758 sq ft
EPC Rating C (63)

Viewing & Further Information



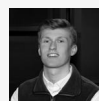
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