

**TO LET**

**REFURBISHED SECOND FLOOR OFFICES**

1,432 SQ FT - 3,050 SQ FT  
(133.07 - 283 SQ M)

**HALF RENT FOR THE FIRST YEAR\***  
(SUBJECT TO TERMS)



HAMPSHIRE COMMERCIAL



**SECOND FLOOR, WATERLOO BUILDINGS**  
53-55 LONDON ROAD, SOUTHAMPTON, HAMPSHIRE, SO15 2AD



## SUMMARY >

- REFURBISHED SECOND FLOOR OFFICES
- CENTRAL LOCATION
- NEW LEASE AVAILABLE
- CLOSE TO OTHER OFFICES, CAFÉ'S AND TAKEAWAYS, OPPOSITE TESCO EXPRESS

RENTS FROM: **£14,320** PER ANNUM EXCL







**SECOND FLOOR, WATERLOO BUILDINGS**  
53-55 LONDON ROAD, SOUTHAMPTON, HAMPSHIRE, SO15 2AD

## Location

The property is conveniently located on the corner of London Road and Vernon Walk within one of Southampton's main business districts. London Road provides a mix of retail, offices, takeaways and restaurant facilities. The offices are located above Morris Dibben Estate Agents and opposite Tesco Express. Additionally, the Law Courts, Civic Centre and the Southampton City Centre amenities are all within close proximity.

Communication links are excellent with good public transport facilities to the local area. The A33 (The Avenue) provides access to the M3/M27 motorway networks to the North and additional connections to the M27 are provided by further arterial routes to the East and West. Southampton Central train station is just over a 1/2 mile to the West, reached by the A3024, providing Inter-City services to London Waterloo in approximately 1hr 20 mins.

## Description

The offices are located on the second floor of a three storey building. The ground and first floor are occupied by Morris Dibben. The entrance to the office is to the side of the building on Vernon Walk. The second floor is accessed via a stair case leading to a central lobby with open plan office suites to the East and West of this. There are Ladies and Gent's WC's and a kitchen to the East Wing.

## Rateable Value

£18,500 (01.04.23)

## Accommodation

	sq m	sq ft
East wing	133.07	1,432
West wing	136.44	1,469
Lobby	13.86	149

<b>Total IPMS3 area approx.</b>	<b>283.37</b>	<b>3,050</b>
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## Lease

The offices are available as a whole or as separate wings on new effectively FRI leases for terms to be agreed with periodic rent reviews.

## Rents

East Wing	<b>£14,320 pax</b>
West Wing	<b>£14,690 pax</b>
Whole	<b>£30,500 pax</b>

Rents are exclusive of rates, service charge, buildings insurance and VAT.

## Service Charge

A service charge will be applicable for upkeep and maintenance of the common parts.

## EPC Rating

C - 63

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

