

PROPERTY PARTICULARS

TO LET or FOR SALE

Prime City Centre Office

7,618 sq ft (707.71 sq m)

Popular location

Close to a mix of retail and leisure occupiers

Potential for redevelopment or conversion subject to planning



**Spencer House,
12-14 Carlton Place,
Southampton, SO15 2EA**

Harbour Lights, Maritime Walk, Ocean Village,
Southampton, SO14 3TL

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

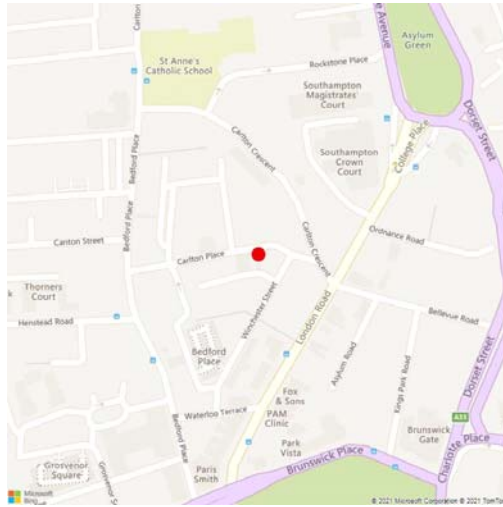
Subject to Contract

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.



LOCATION	Carlton Place is located between London Road and Bedford Place to the north of Southampton City Centre. Southampton central railway station is approximately 1 mile to the west. The local area is occupied by a mix of commercial operators including office, retail and leisure. There is also a large residential catchment within walking distance of the property. The M3 motorway is approximately 3.5 miles to the north and the M27 J3 is approximately 5 miles to the west.		
DESCRIPTION	The property comprises a modern end of terrace office arranged over three floors. There is a central core including a passenger lift. The offices have air conditioning and some LED lighting. The accommodation is in good condition and arranged with some open plan and some partitioned offices / meeting rooms. There are kitchen facilities and WC's on every floor. The offices could be occupied on a floor by floor basis. The property may suit residential conversion or redevelopment subject to planning.		
ACCOMMODATION	Approximate IPMS3 (net) internal floor area		
	Ground Floor	2,392 sq ft	222.22 sq m
	First Floor	2,613 sq ft	242.75 sq m
	Second Floor	2,613 sq ft	242.75 sq m
	Total	7,618 sq ft	707.71 sq m
TERMS	The premises are available on a new full repairing and insuring lease at an initial rent of £106,500 per annum exclusive. The premises are available freehold for £1,300,000.		
RENT	£106,500 per annum exclusive.		
PRICE	£1,300,000 for the Freehold.		
RATES	We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £71,500. We recommend that prospective tenants or purchasers verify this with the Valuation Office.		
EPC	EPC rating D. A copy of the EPC is available on request.		
LEGAL COSTS	Parties to pay their own legal costs.		
VAT	We are advised that VAT will be payable.		

Spencer House, 12-14 Carlton Place, Southampton, Hampshire, SO15 2EA



VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

Lauren Udall

023 8083 5964

lu@keygrove.com

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 incidence 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

Date: 25-Nov-21 File Ref: 3780



Subject to Contract

Regulated by RICS

