

To Let

- Prominent Location
- Car Parking
- Excellent Views
- Air Conditioning




Keygrove
www.keygrove.com
023 8063 5333

First Floor Office

1,206 - 2,414 sq ft (112.04 - 224.26 sq m)

Notebeme House, 84 High Street, Southampton, Hampshire, SO14 2NT

Description

A prominent office building on the corner of High Street and Town Quay. The available suite is on the first floor and benefits from raised access flooring, LED lighting, air conditioning and views over Southampton Water. The suite could be split equally to provide space to two occupiers.

The building has a lift and there is under croft car parking with 4 spaces allocated to this suite.

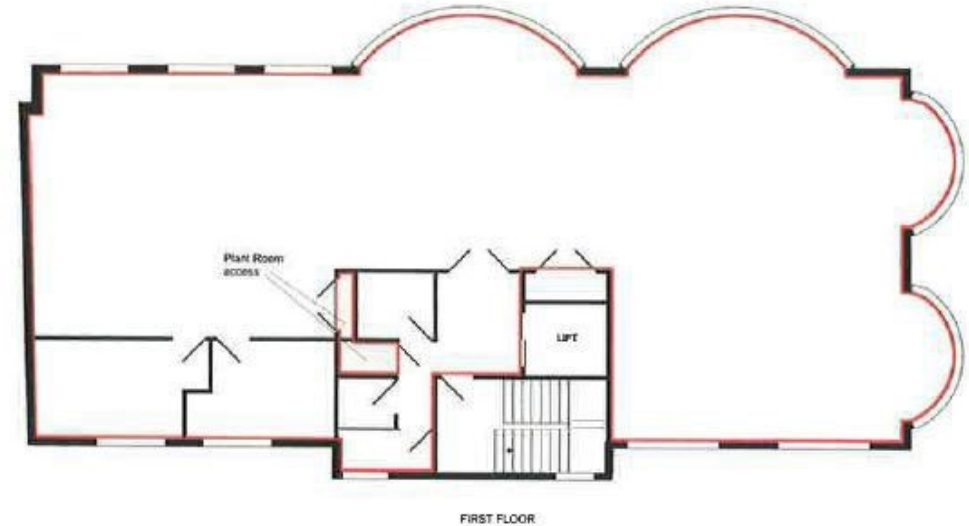
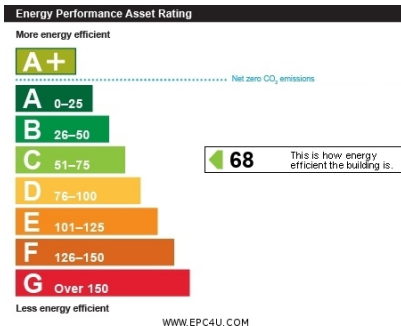


Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
First Floor Office	2,414	224.26
Total	2,414	224.26

Energy Performance Certificate

EPC rating C68. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent from £21,750 to £43,500 per annum exclusive.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £44,250. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

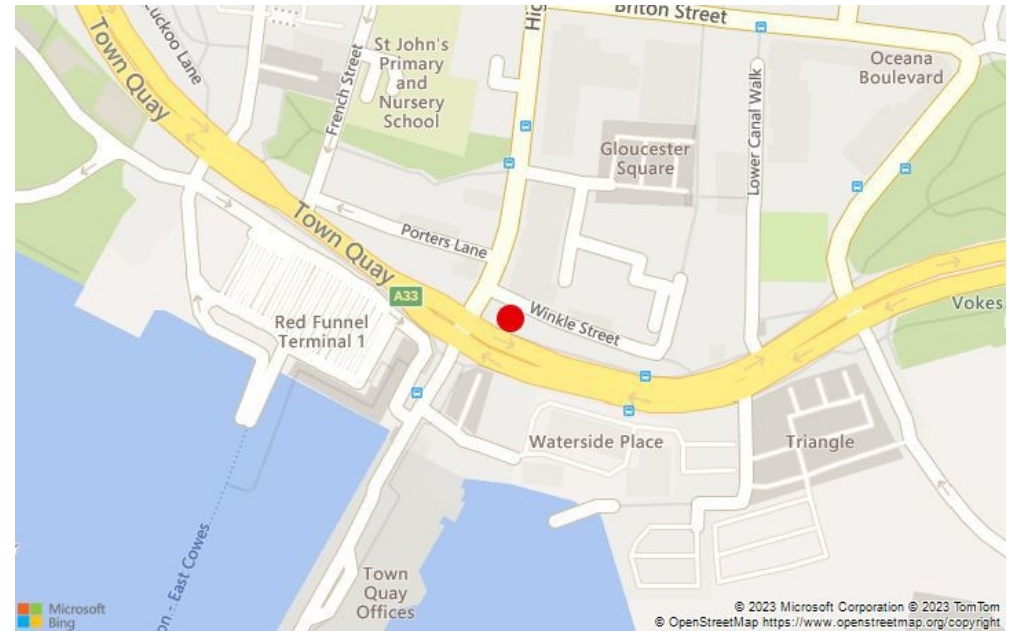
Notebeme House is situated on High Street Southampton, opposite Town Quay. The property benefits from excellent views toward the Solent and over Southampton's Mayflower Park. It is located the corner or the A33, which is the main thoroughfare through the city, providing excellent road access to the M27 and the M3. Southampton Central railway station is within a 15 minute walk.

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

Date published 23-Feb-2024

