

# To Let

- Self Contained Office
- Two Storey Building
- Parking
- Period Features



  
**023 8063 5333**

Prominent Office With Car Parking  
3,269 sq ft (303.69 sq m)

21 The Avenue, Southampton, Hampshire, SO17 1XL

## Description

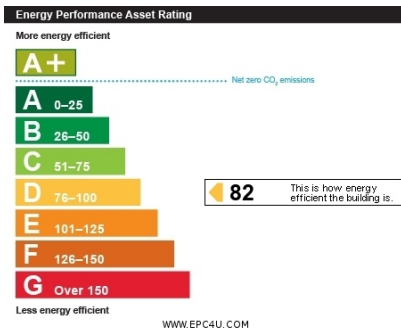
This is a prominent, self contained, office building. The property is arranged over two storeys and comprises a variety of offices and a basement which could be used for storage. There are suspended ceilings and perimeter trunking, gas central heating and the majority of the space is carpeted. The property has some period features including fireplaces and sash windows. There are male and female WC's on the ground and first floor. There are 6 car parking spaces at the rear of the property and a number of parking spaces available on the road. The property will be ready to occupy following refurbishment and could be suitable for a variety of alternative uses.

## Accommodation (Approximate NIA)

| Floor        | Area (sq ft) | Area (sq m)   |
|--------------|--------------|---------------|
| Ground Floor | 1,437        | 133.5         |
| First Floor  | 1,622        | 150.68        |
| Basement     | 210          | 19.51         |
| <b>Total</b> | <b>3,269</b> | <b>303.69</b> |

## Energy Performance Certificate

EPC rating D82 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 of £57,000 per annum exclusive.

### Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £60,500. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

### VAT

We are advised that VAT will not be payable.



## Location

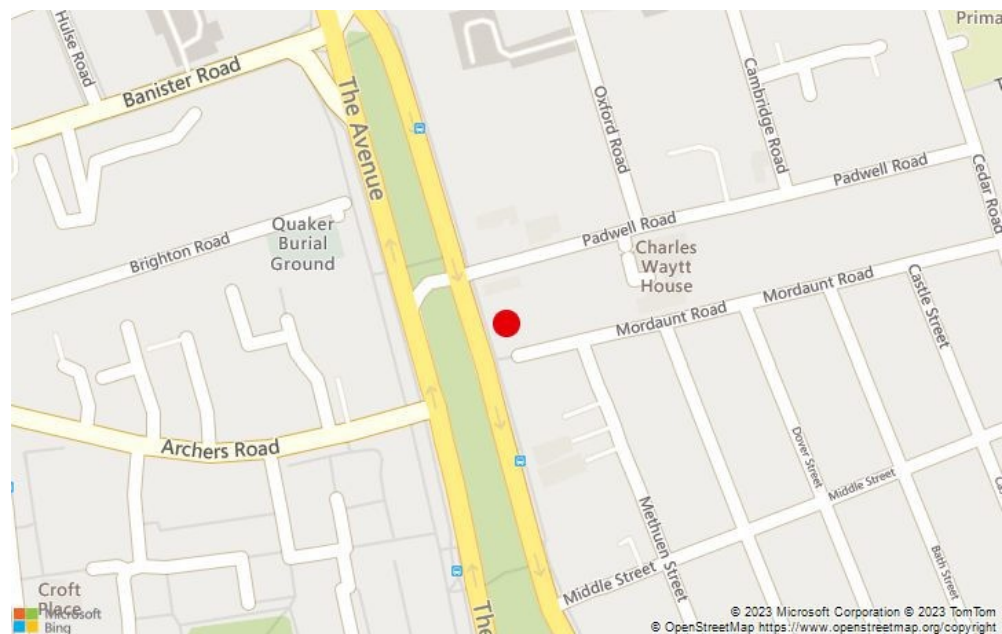
The property is located in a prominent position on The Avenue (A33) which is a main arterial route, connecting Southampton city centre with the M3/M27 motorway network. The property is within walking distance of Southampton Law Courts and Southampton city centre. Locally there are a range of commercial uses including hotels, office space, car showroom and retailers. There is both a strong student community and an affluent residential catchment within close proximity.

*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](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

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