



Ground Floor 2 Meridians Cross, Ocean Way, Southampton SO14 3TJ

TO LET

High Quality Office Suite In Waterside
Location

819 Sq Ft
(76 Sq M)

Ground Floor 2 Meridians Cross, Ocean Way, Southampton SO14 3TJ

DESCRIPTION

Ground floor office in the heart of Ocean Village. Complete with a kitchenette and break out space, partitioned office/meeting room, LED lighting and air conditioning system.
The office comes with 3 parking spaces and access to shared WCs.

- ✓ 3 car parking spaces
- ✓ Partitioned meeting room/office
- ✓ Air conditioning system for heating and cooling
- ✓ Private kitchenette and break out space
- ✓ LED lighting
- ✓ Service charge: £4,340 per annum

LOCATION

The property is situated in Ocean Village adjacent to the Marina, close to the restaurants and bars.
Southampton is well served by the rail network providing a direct line to London Waterloo (approx. 1 hour 20 minutes). The city has an international airport providing domestic and European flights. The M27 and M3 motorway network provides road links throughout the South Coast.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor Suite	819	76
Total	819	76

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

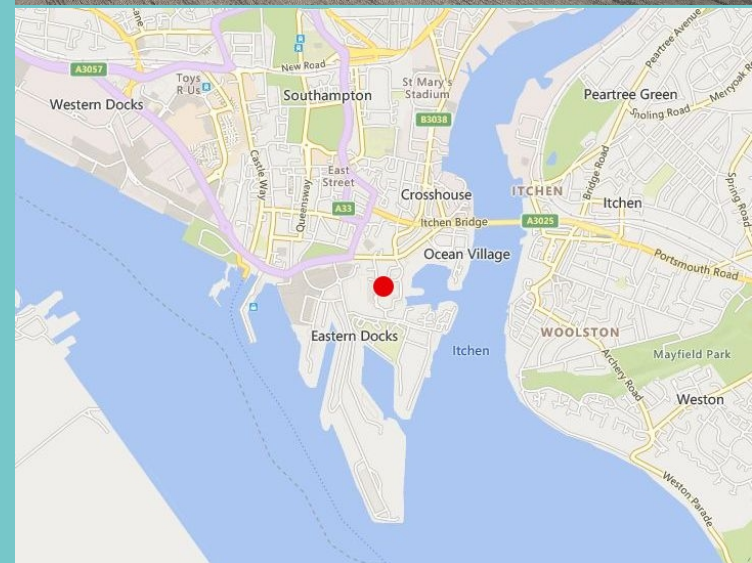
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a new Full Repairing and Insuring lease on terms to be agreed. Rent is £27.50 psf.

EPC

The Energy Performance Asset Rating is B (49).



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VIEWING & FURTHER INFORMATION

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