



Top Floor Units 4 & 5 Meridians Cross, Ocean Way, Southampton SO14 3TJ

TO LET

Fully Fitted Office Suite In Waterside
Location

1,916 Sq Ft
(178 Sq M)

Top Floor Units 4 & 5 Meridians Cross, Ocean Way, Southampton SO14 3TJ

DESCRIPTION

Brand new, fully fitted office space ready to occupy immediately, benefitting from 24 desks, an 8 person boardroom, private office, zoom booth, and kitchen with break out area. The specification also includes LED lighting, an air conditioning system and CAT 5E cabling already in place. The office comes with 9 parking spaces.

- ✓ Ready for Occupation Immediately
- ✓ 9 Parking Spaces
- ✓ 8 Person Boardroom
- ✓ Kitchen & Break Out Area
- ✓ Private Office & Zoom Booth
- ✓ LED Lighting & Air Conditioning

LOCATION

The property is situated in Ocean Village within close proximity to the Marina, 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
2nd Floor, Units 4 & 5	1,916	178
Total	1,916	178

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

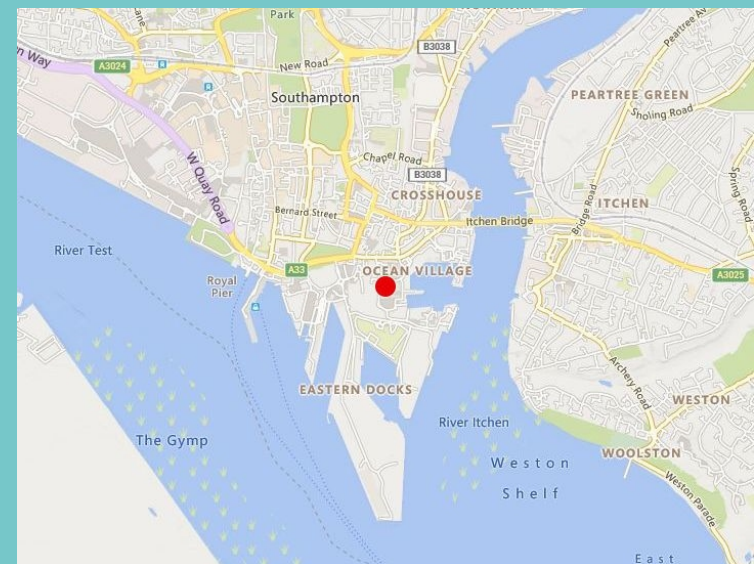
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a new Full Repairing and Insuring lease on terms to be agreed. Rent on application.

EPC

The Energy Performance Asset Rating is B (39).



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 26-Jan-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andy Hodgkinson
07702 801595
ahodgkinson@lsh.co.uk

George Pooley
07514 308217
gpooley@lsh.co.uk