

TO LET

Ground Floor Office Space

**Unit 3, 3 Royal Crescent
Road, Ocean Village,
Southampton, Hampshire,
SO14 3FR**

Key Features

- Net Internal Area – 1350 Sq Ft (125.42 Sq M)
- £25,000 per annum
- Ocean Village Location
- Super Modern Office Space
- Extensive Natural Lighting
- 1 Allocated Parking Space with EV Charging Point



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

The property is located in Southampton, in close proximity to the junction which provides access to Ocean Village. Itchen Bridge is just 200m to the north east providing convenient access to one of the main arterial routes in and out of the city.

Description

The opportunity is ideally located within Ocean Village and benefits from extensive natural lighting from the wall to wall windows. Internally, the ground floor space provides an open plan, bright and modern environment for any business to take occupation, with additional benefits including dedicated glass partitioned board rooms, kitchen, WC and shower facilities.

There is one allocated parking space with the property, within the secure parking compound. There is also on street paid parking available next to the building that is operated by Southampton Council.

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £25,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

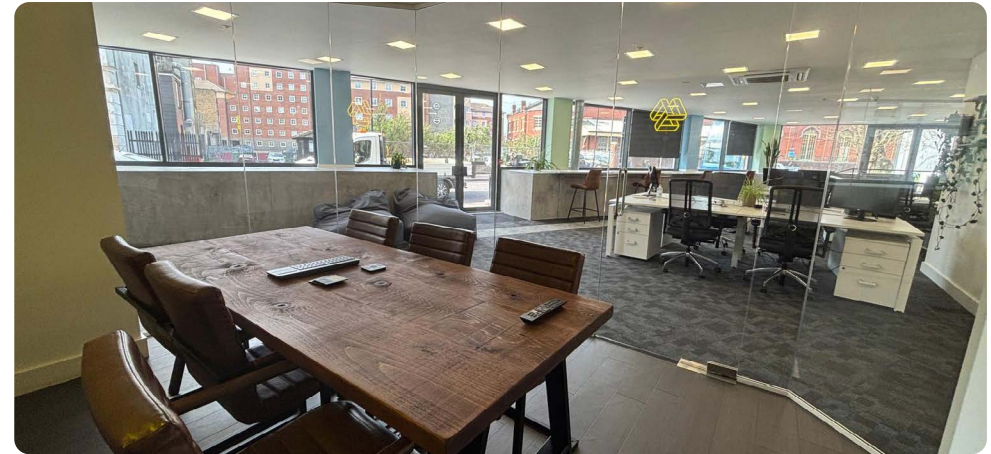
We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	1350	125.42

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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What3words: **atomic.waving.translated**

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

B (27)

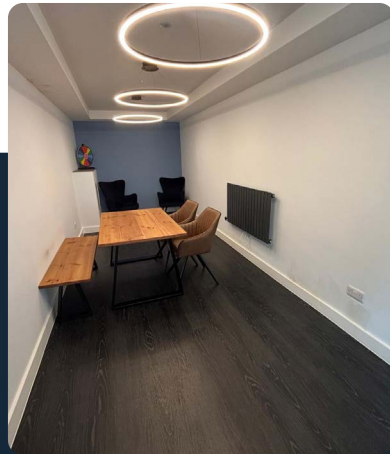
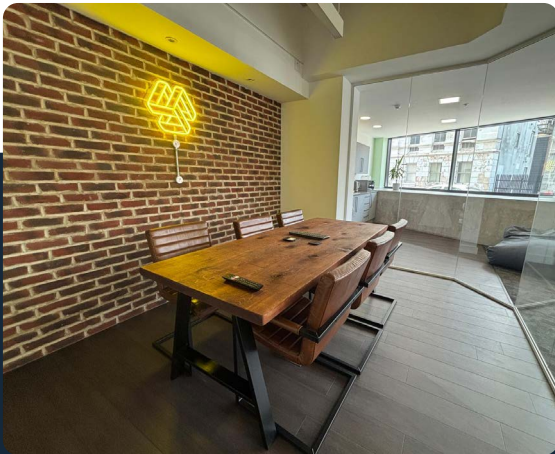
Rateable Value

2026/27 Rating –
Source www.voa.org.uk

£26,250

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



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