

TO LET

Offices and Workshop Spaces

Landau Supermarine Quay, Hazel Road, Woolston, Southampton, Hampshire SO19 7GA

Key Features

- Secure Access
- Free On-site Parking
- EV Charging Access
- Modern Shared Amenities
- Waterfront Location
- Great Transport Links



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

Location

Landau Supermarine Quay is a purpose-built waterfront office building in Woolston. The premises are situated in an established industrial area to the east of Southampton city centre and are easily accessed via the Itchen Bridge, with the M27 and the local train station nearby.

VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as professional services and office. All parties are advised to make their own enquiries of the local authority for confirmation.

Accommodation

Floor Areas	Sq Ft	Sq M
The Hartley Blithe Smith Office	489	45.4
The Don Smith & Billy Bull Office	477.6	44.4
The Alan Clifton Office	291.2	27.1
The Margaret White Office	201.9	18.7
The Jeffrey Quill Office	187.2	17.4
The Shadow Factory Office/Workshop	542.4	50.4
The Motor Room Light Industrial Unit with Roller Door	957	88.9

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



Description

The premises comprises multiple contemporary open-plan office suites as well as two well-specified workshops. Each office space features LED daylight lighting, suspended ceilings and dado rails with integrated data access points.

The site is gated and there is secure access throughout with a ground-floor reception area and a Paxton fob system in place.

Shared amenities include a modern kitchen, tenant shower facilities and bicycle storage. Unlike other offices, this opportunity allows occupiers to pre-book a river-view boardroom suitable for circa 12 people, or the conference room with a capacity of circa 20 individuals. (pricing information given on request). The site benefits from free on-site parking with EV charging access.

EPC

Asset Rating

C (65)

Rateable Value

Rating

To Be Assessed

Source www.voa.org.uk

Terms

The Hartley Blithe Smith Office – Available at a rent of £1,100 per month inclusive of utilities (except electricity).

The Don Smith & Billy Bull Office – Available at a rent of £1,100 per month inclusive of utilities (except electricity).

The Alan Clifton Office – Available at a rent of £695 per month inclusive of utilities (except electricity).

The Margaret White Office – Available at a rent of £625 per month inclusive of utilities (except electricity).

The Jeffrey Quill Office – Available at a rent of £600 per month inclusive of utilities (except electricity).

The Shadow Factory Office/Workshop – Available at a rent of £1,500 per month inclusive of utilities (except electricity).

The Motor Room Light Industrial Unit with Roller Door – Available at a rent of £1,500 per month inclusive of utilities (except electricity).

Please note: There is to be a service charge levied to cover communal costs.

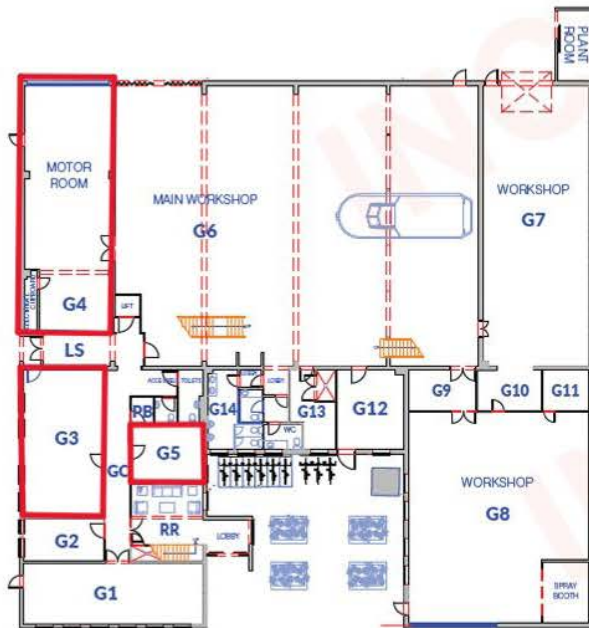


What3words: **proper.duke.looked**

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.

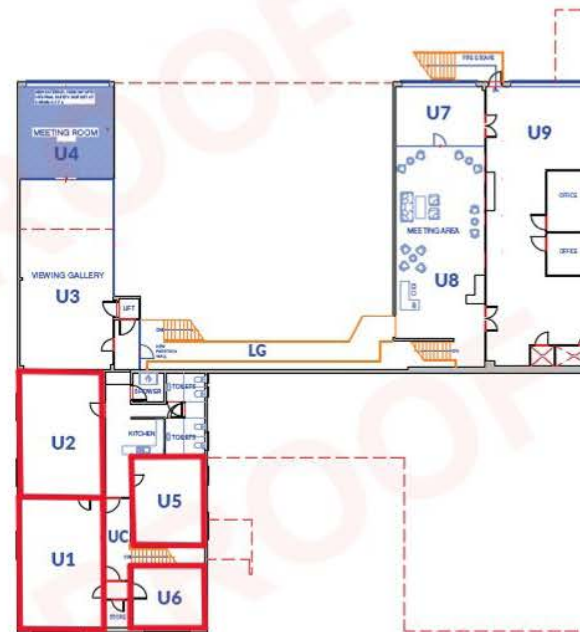
Site Plan



GRD FLOOR PLAN
1:250

GROUND FLOOR

- RR Reginald Staples Reception
- GC Ground Floor Corridor
- G1 The 3 F's Office (Proteum)
- G2 The Amelia Earhart Office
- G3 The Shadow Factory (Electrical Workshop)
- G5 The Jeffrey Quill Office
- PB Public Service Broadcasting - Podcast Room Needs Sign
- LS Landau Side Entrance
- G4 The HMS Furious Workshop (Engine Workshop)
- G6 Merlin Workshop
- G12 The Marksman Canteen
- G7 The Supermariners Workshop
- G8 The Dope Factory (GRP Workshop)
- G13 ??
- G14 ??



FIRST FLOOR PLAN
1:250

FIRST FLOOR

- U1 The Hartley Blithe Pratt Office
- U2 The Don Smith and Billy Bull Office
- U3/4 The Noel Pemberton Billing Conference Room The Alan
- U5 Clifton Office (Picture Room)
- U6 The Margaret White Office (little office)
- UC Upstairs Corridor
- LG Landau Gantry

LANDAU OFFICE AND BOARDROOM:

- U7 The Reginald i Joseph Mitchell Board Room
- U9 Tilly's Office

For guidance purposes only. Not to scale and not to be relied upon.



Contact Us

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

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

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



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