

PROPERTY PARTICULARS

TO LET or FOR SALE

High Quality City Centre Offices with Parking

4,201 sq ft (390.27 sq m)

Adjacent to Ocean Village

Air Conditioning

LED lighting and good natural light

Shower

Available as a part or whole



**Units 6 & 7 The Crosshouse Centre,
Crosshouse Road, Ocean Village,
Southampton, SO14 5GZ**

Harbour Lights, Maritime Walk, Ocean Village,
Southampton, SO14 3TL

www.keygrove.com

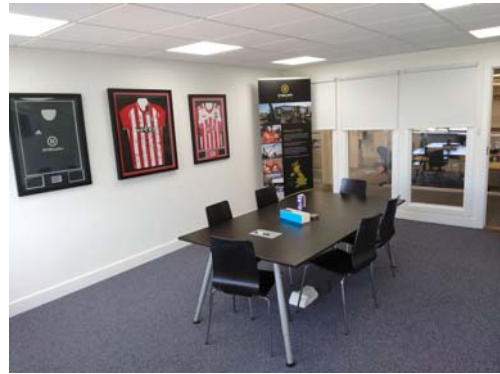
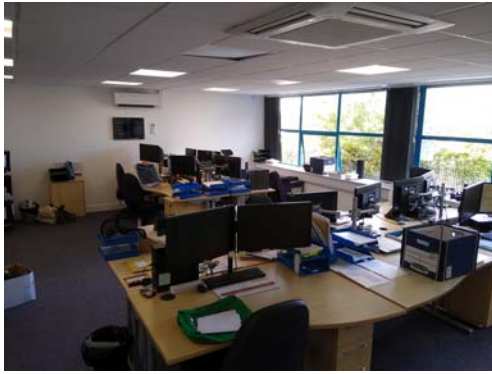
Keygrove is the trading name of Keygrove Commercial Limited

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.



LOCATION	The Crosshouse Centre is well located adjacent to Ocean Village in Southampton city centre with access from Canute Road. The city centre is within 1 mile.		
DESCRIPTION	The property comprises an end of terrace modern two storey business unit fitted out as quality offices with additional mezzanine storage. There are ground and first floor WC's and a shower. The offices are air conditioned. Door entry/alarm system. Well fitted kitchen. There are 20 allocated car parking spaces immediately adjacent to the unit in the paved yard area. The yard is secured at night and at weekends with a locked gate. Whilst the site is secure, each tenant has a key for the gate and there are no hours of use restrictions. The property may be split if required.		
ACCOMMODATION	Approximate net internal floor area		
	Ground floor offices	2,232 sq ft	207.35 sq m
	First floor offices	1,380 sq ft	128.2 sq m
	Server room	37 sq ft	3.44 sq m
	Kitchen	81 sq ft	7.52 sq m
	Store rooms	471 sq ft	43.76 sq m
	Total	4,201 sq ft	390.27 sq m
TERMS	The premises are available on a new full repairing and insuring lease at an initial rent of £30,000 for the first floor, £37,000 for the ground floor or £67,000 for the whole per annum exclusive. The long leasehold (125 years from 1988) is available for £1,000,000.		
RENT	£30,000 - £67,000 per annum		
PRICE	£1,000,000 for the Long Leasehold		
SERVICE CHARGE	There is a service charge payable in respect of The Crosshouse Centre estate and for shared costs of the building. Further information is available on request.		
RATES	To be assessed.		
EPC	EPC rating D96. A copy of the EPC is available on request.		
LEGAL COSTS	Parties to pay their own legal costs.		
VAT	We are advised that VAT will be payable.		



VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

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Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at www.leasingbusinesspremises.co.uk.

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 incidence 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 100033966