



11 THE AVENUE, SOUTHAMPTON SO17 1XF



PROMINENT OFFICE BUILDING TO LET
4,024 SQ FT – 13,377 SQ FT (373.83 SQM – 1,242.75 SQ M)

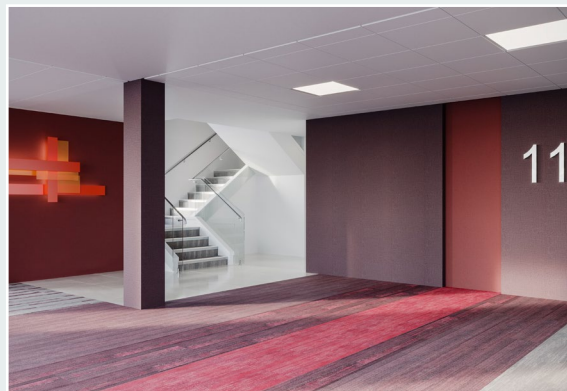




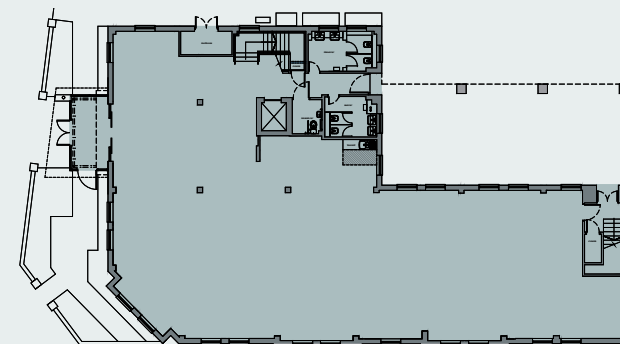
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SPECIFICATION/KEY FEATURES

- Comprehensive Refurbishment
- New air conditioning system
- Glazed entrance lobby
- LED lighting
- New w.c. and shower facilities
- On-site parking for 21 cars plus option for a further 29 spaces (on separate lease/licence)
- Dedicated 1GB Virgin Fibre line to the building



PROPOSED LOBBY CGI



GROUND FLOOR

Measured in accordance with IPMS 3 (offices) as follows:

| Table of Accommodation | Sq ft | Sq m |
|------------------------|-------|--------|
| Ground Floor | 4,024 | 373.83 |
| First Floor | 4,947 | 459.58 |
| Second Floor | 4,406 | 409.32 |

DESCRIPTION

A prominent detached building located in a prime position just a short distance from Southampton City Centre. The accommodation is arranged over three floors providing modern, open plan office space positioned around the core. The property has undergone a complete refurbishment and includes new air conditioning, ceiling and lighting systems and new w.c. and shower facilities. The offices benefit from an abundance of natural light with windows on all elevations. The building benefits from a 1GB fibre line connection through Virgin Media.

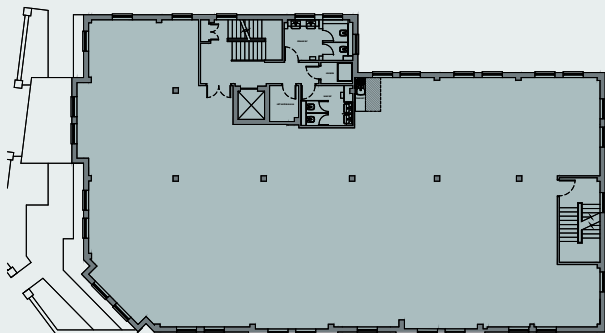
There are 21 on-site parking spaces and a further 29 spaces, located in close proximity to the building, are available by way of a separate licence/lease



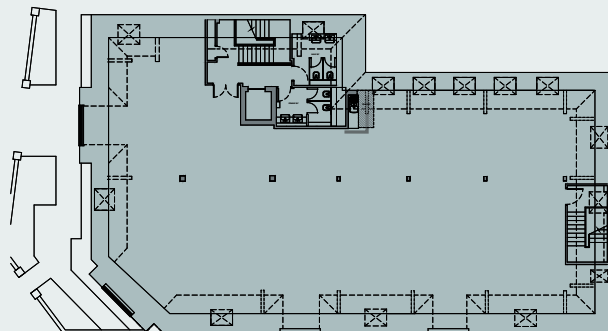
PROPOSED OFFICE CGI



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FIRST FLOOR



SECOND FLOOR

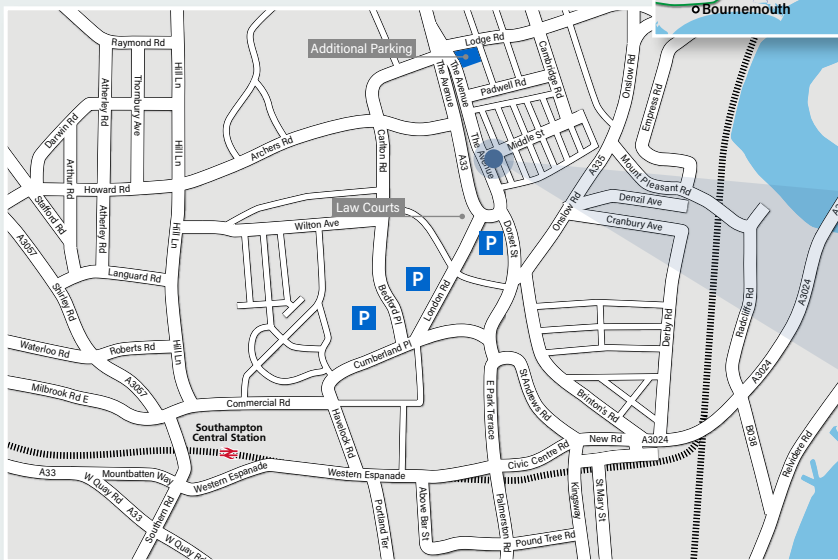


LOCATION

11 The Avenue is situated on one of the main arterial routes, on the corner of The Avenue and Middle Street, in and out of Southampton which connects the city to the M3 and M27 motorway networks with approximately 20,000 cars travelling past this building on a daily basis. There are a wide range of commercial users in the vicinity which includes office occupiers, retailers, hotels and a large residential population.

Situated just outside of the City Centre, facilities are within easy access. London Road is within 0.3 miles of the building which provides convenience stores and other facilities.

The property is situated south of Southampton Common, a Site of Special Scientific Interest, which provides 365 acres of parkland and woodland and is just a short distance from 11 The Avenue.





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TERMS

The property is available by way of a new full repairing and insuring lease for a duration and terms to be negotiated.

The premises is available as a whole or on a floor by floor basis.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in this transaction.

RENT

On application.

RATEABLE VALUE

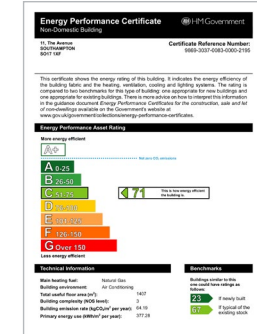
Rateable value: £175,000 Source: voa.gov.uk

Business rates multiplier: £0.479

Any intending lessee should satisfy themselves as to this information.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C71.



VIEWING

Strictly by prior appointment through the sole joint agents:

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on behalf of Forelle Estates

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