



CHARACTER OFFICES

Canute Chambers

Suite 4-5, Canute Chambers, Southampton, SO14 3AB

Historical Office Building located in Ocean Village

883 to 2,091 sq ft
(82.03 to 194.26 sq m)

- 5 car parking spaces
- Open plan refurbished offices
- Located in popular commercial location
- Situated within walking distances to several restaurants & bars
- Suites available separately or as a whole

Canute Chambers, Suite 4-5, Canute Chambers, Southampton, SO14 3AB

Description

Canute Chambers built in 1893 for the American Line, is a Grade II listed Flemish bond red brick with Portland stone dressings building. Suites 4 & 5 are located on the first floor with shared kitchen facilities. The suites are currently configured as two joining suites but can easily be let as two individual suites. The office is mainly open-plan but also includes one large meeting room of stud wall construction.

Location

The property is located in a popular established commercial district in Southampton, Ocean Village. Situated on Canute Road. The car park is accessed off Ocean Way to the rear of the property. The property is benefit from being situated to several bars and restaurants and a short walk to vibrant Oxford Street and just 6 minutes' drive from Southampton Central Railway Station. Itchen Bridge is nearby which offers access to junction 7 of the M27 to the east (4.5 miles) with Junction 3 to the west (5.6 miles) accessed via Mountbatten Way & Millbrook Road West.

Accommodation

The accommodation comprises the following areas:

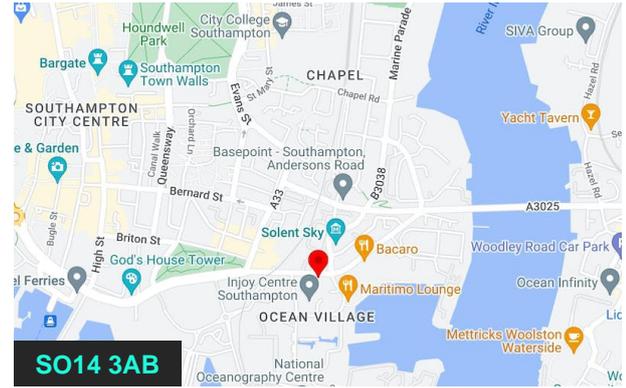
Name	sq ft	sq m	Availability
Suite - 4	1,208	112.23	Available
Suite - 5	883	82.03	Available
Total	2,091	194.26	

Viewings

Strictly by appointment via the joint sole agents Omega RE and Vail Williams.

Terms

A new lease for terms to be agreed.



Summary

Available Size	883 to 2,091 sq ft
Rent	£16 per sq ft
Rates Payable	£6.38 per sq ft
Rateable Value	£25,750
Service Charge	£6.98 per sq ft
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Viewing & Further Information



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