

TO LET

**SERVICED OFFICE SPACE
VARIOUS SUITES AVAILABLE**



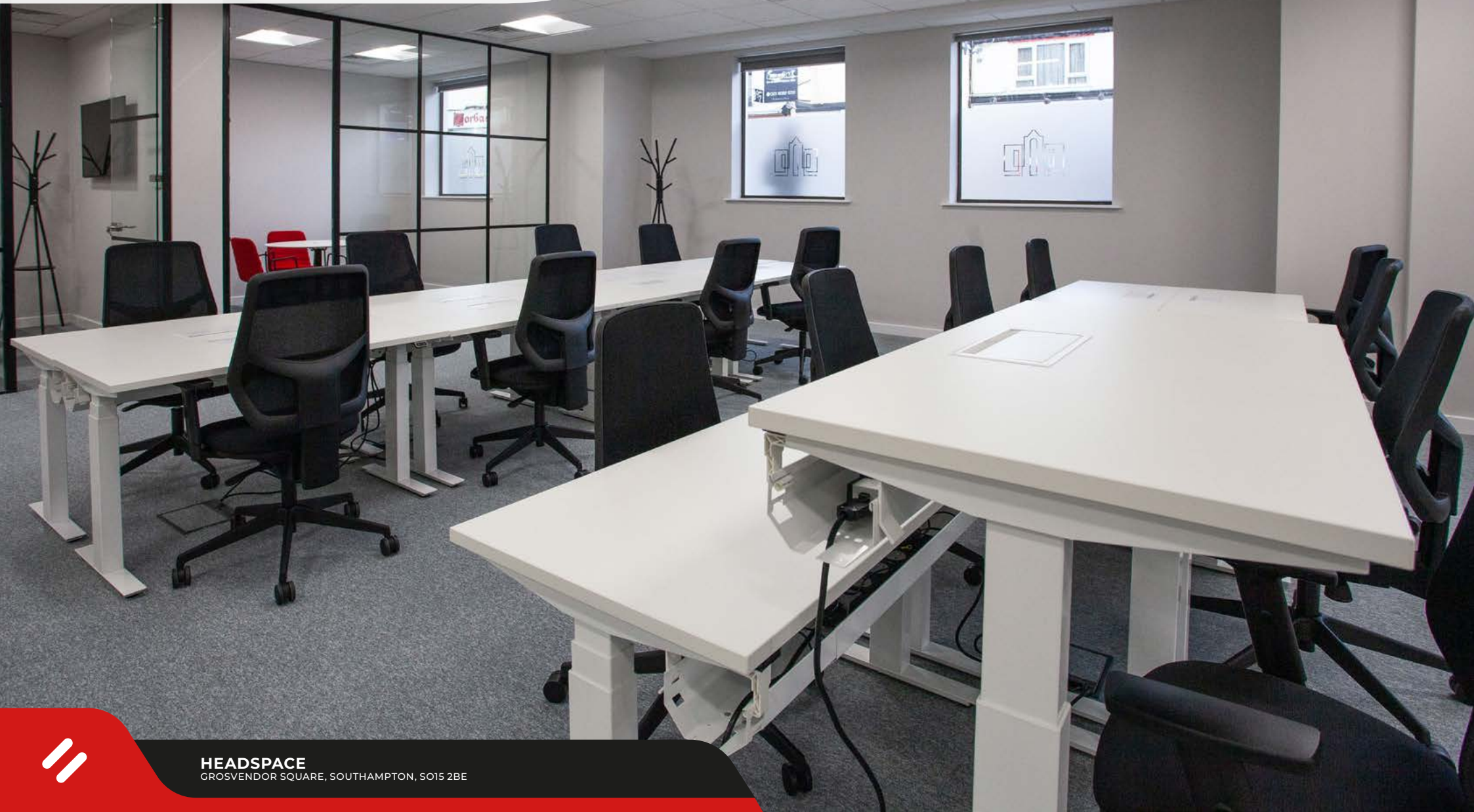
HAMPSHIRE COMMERCIAL

goadsby

HEADSPACE
GROSVENDOR SQUARE, SOUTHAMPTON, SO15 2BE

SUMMARY >

- 24 HOUR ACCESS
- CENTRAL SOUTHAMPTON
- PLUG AND PLAY





Location

Centrally located, headspace is easily accessible by public transport, has good road links and is approximately 5 minutes walk from Southampton Central Railway Station.

Description

Generous breakout space with ultra-fast secure internet throughout. The space benefits from excellent natural daylight throughout as well as fully fitted out office space.

Terms

The studios are available on a licence basis.

Rent

Upon application. Rent is on an all-inclusive basis.

EPC Rating

E - 123

Accommodation

Studio	Sq ft	Sq m	Availability
G1	510	47.38	Available
G3	1,020	94.76	Available
G4	850	78.97	Available

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

