

To Let

- Incentives Available
- Flexible Terms Available
- City Centre Location
- Good Car Parking
- Air conditioning




Keygrove
www.keygrove.com
023 8063 5333

Newly Refurbished City Centre Office Suites
654 - 11,060 sq ft (60.76 - 1,027.47 sq m)

Roman Landing, 35-37 St. Marys Place, Southampton, Hampshire, SO14 3HY

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SO14 3HY

Description

A fully refurbished modern, open plan office. There are a variety of office suites available of up to 11,060 sq ft. The property benefits from new air conditioning, raised floors and LED lighting. There is a passenger lift.

The office suites could be split and flexible terms are available. There is on site parking and additional public car parking in close proximity.

Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Rent
Ground Floor	2,765	£40,900
Second Floor	2,765	£40,900
Third Floor Suite 1	654	£9,500
Third Floor Suite 2	1,613	£22,600
Fourth Floor	2,765	£40,900
Total	11,060	£154,800

Energy Performance Certificate

Floor 3 has an EPC rating B-48. Floor 4 has an EPC rating of B-49. A copy of the EPCs is available on request.

The ground floor and floor 2 is to be assessed.



Terms

The suites are available on a new full repairing and insuring lease at an initial rent of £14.80 per square foot per annum exclusive.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of Floor 2, Floor 3 and Floor 4 are as per the below. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

Floor 2 - £38,500.
Floor 3 - £37,000.
Floor 4 - £38,500.

The ground floor is to be assessed.

VAT

We are advised that VAT will be payable.



Roman Landing, 35-37 St. Marys Place, Southampton, Hampshire,
SO14 3HY

Location

The property is conveniently located off Kingsway, which is the inner ring road around Southampton city centre providing easy access to the M3 and M27.

The M3 motorway connects Southampton to London, while the M27 provides connectivity to Portsmouth and Bournemouth. Southampton Central station is located approximately 1 mile to the east and provides regular direct rail services to London Waterloo (1hr 20 mins)

For all enquiries:

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Map



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. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

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 incident 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 100064761

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