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**Commercial
Property Consultants**

RECENTLY REFURBISHED AIR-CONDITIONED OFFICES



Recently refurbished building and offices – EPC Rating Band B

New kitchen, WC's, showers, carpets, suspended ceiling, A/C & LED lighting

Principal city centre business location, close to hotels, Tesco Express, coffee shops, restaurants, shops and combined law courts

Car parking included with on-street car parking and close to public car parks

TO LET
SECOND FLOOR, 14/15, BRUNSWICK PLACE
SOUTHAMPTON, SO15 2AQ
1,796 ft² (166.85m²)

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

Location

The property is situated in the principal business district of Southampton, which is centred on London Road, Cumberland Place & Brunswick Place. The property overlooks East Park and is part of the main Road network which links to the A33 northwards to the M3 Motorway to Winchester and London.

There are various significant office and residential buildings in the area together with the Southampton Combined Law Courts. The property is close to Jury's Inn and Premier Inn Hotels.

Southampton Central Railway station is just over ½ mile to the west, via the A3024 providing intercity services to London Waterloo, Bournemouth, Portsmouth and also Southampton airport.

London Road is a popular retail location for estate agents, with post office, Tesco Express, Starbucks, coffee/sandwich shops and various retailers. The Property is within a short walking distance of Above Bar & The West Quay Shopping Centre.

On Street car parking is available in Brunswick Place and in the surrounding roads and various public car parks are situated close by including in Kings Park Road, Lower Bannister Street, Bedford Place and Grosvenor Square.

Description

The property comprises a 3-storey office building. The 2nd floor offices and the communal areas have just been extensively refurbished to provide attractive open plan offices **with an energy performance rating of Band B**.

The second floor has separate male and female WC's together with a shower room. There is an additional communal shower room and disabled WC in the building.

The ground and first floors have just been let to the Southampton Citizens Advice Bureau and The Environment Centre.



Specification & Highlights

- Refurbished communal areas
- Refurbished second floor offices
- New suspended ceiling with A/C
- New sensor-controlled LED lighting
- New kitchen and new WC's
- Exclusive new shower room
- Communal shower and disabled WC
- New carpet. Wireless fire alarm for simpler fit out.
- Double glazed UPVC windows
- New perimeter trunking
- Entry phone system. Lift to all floors
- 2 car parking spaces & bike racks
- EPC rating Band B

Accommodation Summary

The accommodation has been measured on a net internal area basis as follows

	m ²	ft ²
	Sq m	Sq Ft
SECOND FLOOR		
Open Plan offices	163.69	1,762
Kitchen	3.16	34
TOTAL	166.85	1,796
2 Car Parking Spaces		



Business Rates

The second floor is to be re-assessed for business rates.

Energy Performance Certificate

Following the refurbishment, the second floor offices have been assessed with an energy performance asset rating of 37 (Band B). A copy of the certificate is available for inspection.

Lease Term

The Second floor is available to let on a new full repairing and insuring lease incorporating a service charge for the maintenance of the building and common areas, for a term to be agreed subject to regular upward only rent review.



Rent

£29,750 pa excl of service charge and VAT.

Legal Costs

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

Viewing and Further Information

Strictly by appointment with the joint sole agents through whom all negotiations must be conducted:-

Richard Pullen, Pullen Associates

Tel. 023 8000 2500

E-mail: richard@rpullen.co.uk

or

Jon Baud, Trinity Rose

Tel. 023 8000 2020

E-mail: j.baud@trinity-rose.co.uk

Estate Agents Act

Under the Estate Agents Act we are obliged to advise interested parties that a director of Pullen Associates and a director of Trinity Rose have an interest in the property.



