





## KEY FEATURES

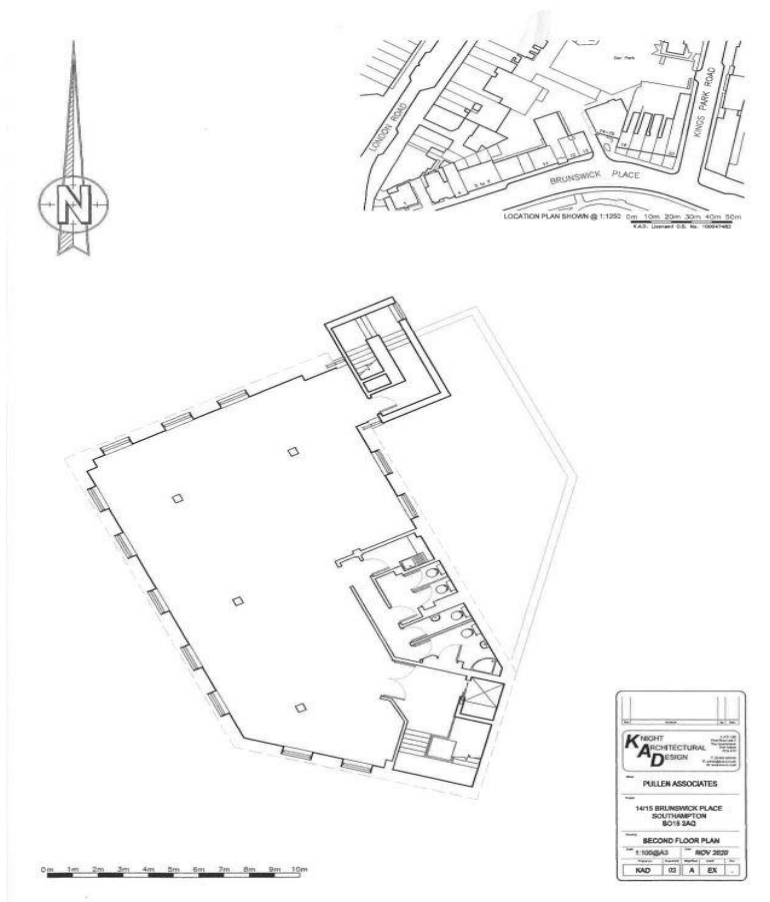
- Brunswick Place, Southampton
- Refurbished second floor offices
- 1,796 Sq Ft (NIA)
- Refurbished communal areas
- New suspended ceiling with A/C
- New sensor-controlled LED lighting
- Exclusive new shower room
- Communal disabled WC and shower
- New carpet
- Wireless fire alarm for simpler fit out
- Double glazed UPVC windows
- New perimeter trunking
- Entry phone system
- Lift to all floors
- 2 car parking spaces, bike racks
- EPC Rating B
- On street parking and public car parks nearby
- City business centre location
- Close to hotels, Tesco Express, coffee shops, restaurants, shops

## 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.

## SITUATION

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.



## ACCOMMODATION

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

	Sq M	Sq Ft
<b>Second Floor</b>		
Open Plan Offices	163.69	1,762
Kitchen	3.16	34
<b>Total</b>	<b>166.85</b>	<b>1,796</b>
2 Car Parking Spaces		

## LEASE TERM

The second floor is available to let on a new full repairing and insuring lease (FRI) incorporating a service charge for the building maintenance and common areas, for a term to be agreed subject to regular upward only rent review. The rent is £33,000 pa exclusive of service charge and VAT.

## RATEABLE VALUE

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



## EPC RATING

B (37)

## VIEWINGS

Strictly by appointment with joint sole agents through whom all negotiations must be conducted.

Trinity Rose Commercial – Jon Baud, 023 8000 2020, [j.baud@trinity-rose.co.uk](mailto:j.baud@trinity-rose.co.uk)

Pullen Associates – Richard Pullen, 023 8000 2500, [richard@rpullen.co.uk](mailto:richard@rpullen.co.uk)

## LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in this transaction. All prices quoted will be subject to VAT provisions.

## ESTATE AGENTS ACT

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



### COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed. January 2021

- Property Management
- Acquisition Surveys
- Schedules of Condition
- Dilapidations
- Rent Reviews
- IRV Assessments
- Planned Maintenance
- Development Monitoring
- Block Management