

- 90% LET
- BREEM EXCELLENT
- EPC A
- COMPREHENSIVELY REFURBISHED
- 11 CAR PARKING SPACES



Ground Floor Suite, Arcadia House
Ocean Village, Southampton SO14 3TL
TO LET | 1,929 sq ft (179.2 sq m)



Description

Arcadia House provides approximately 1,883 sq m (20,264 sq ft) of office accommodation over 4 floors. The premises have recently undergone a comprehensive refurbishment with all new M&E which has gained the building a new EPC A and a BREEAM 'Excellent' rating.

BDO are the major tenant in the building, with Steele Raymond solicitors also just having taken space on the Third Floor.

The available ground floor space provides open plan, flexible accommodation benefitting from good natural light and direct views over the marina.

Summary



Carpeted raised access floors



R32 VRF heating and cooling and mechanical ventilation



PIR operated LED lighting



3 car parking spaces and 8 Ocean Village permits



Roof mounted PV panels



EPC A and BREEAM 'Excellent'



Shower facilities



Manned reception



Dedicated EV charging point



Male, female and accessible WCs on each floor



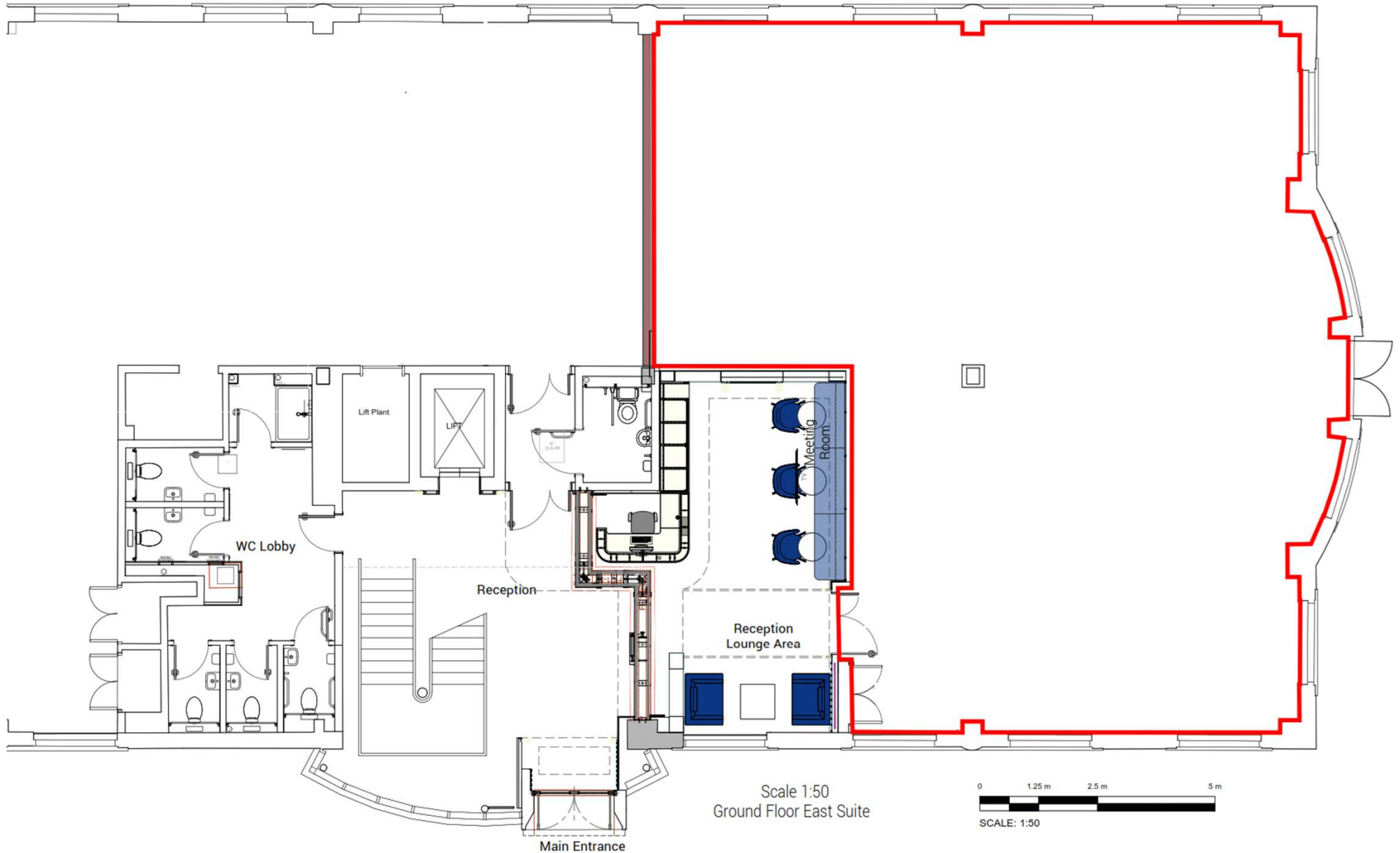
Marina views



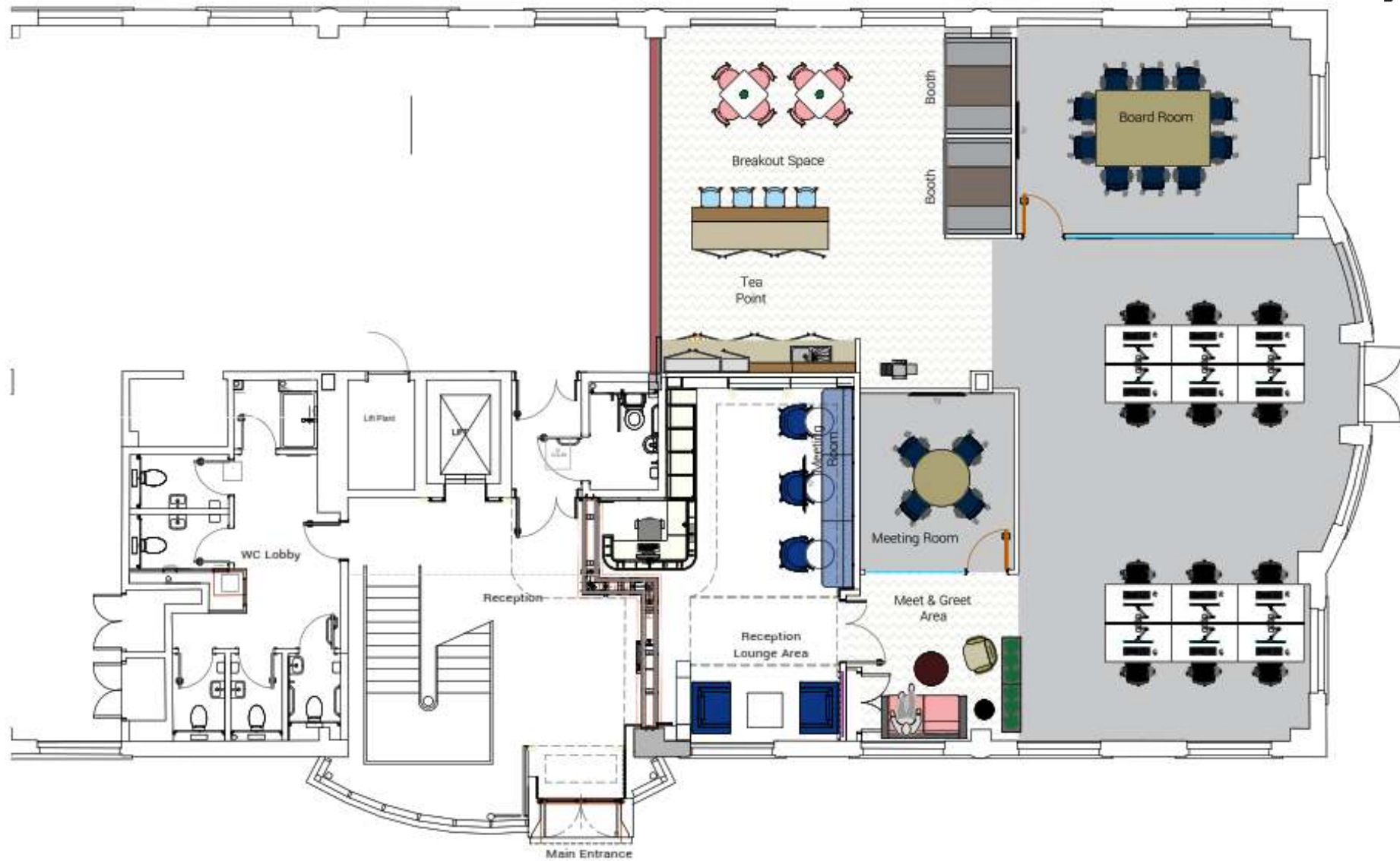
Excellent staff amenities close by, including restaurants, bars and two convenience stores



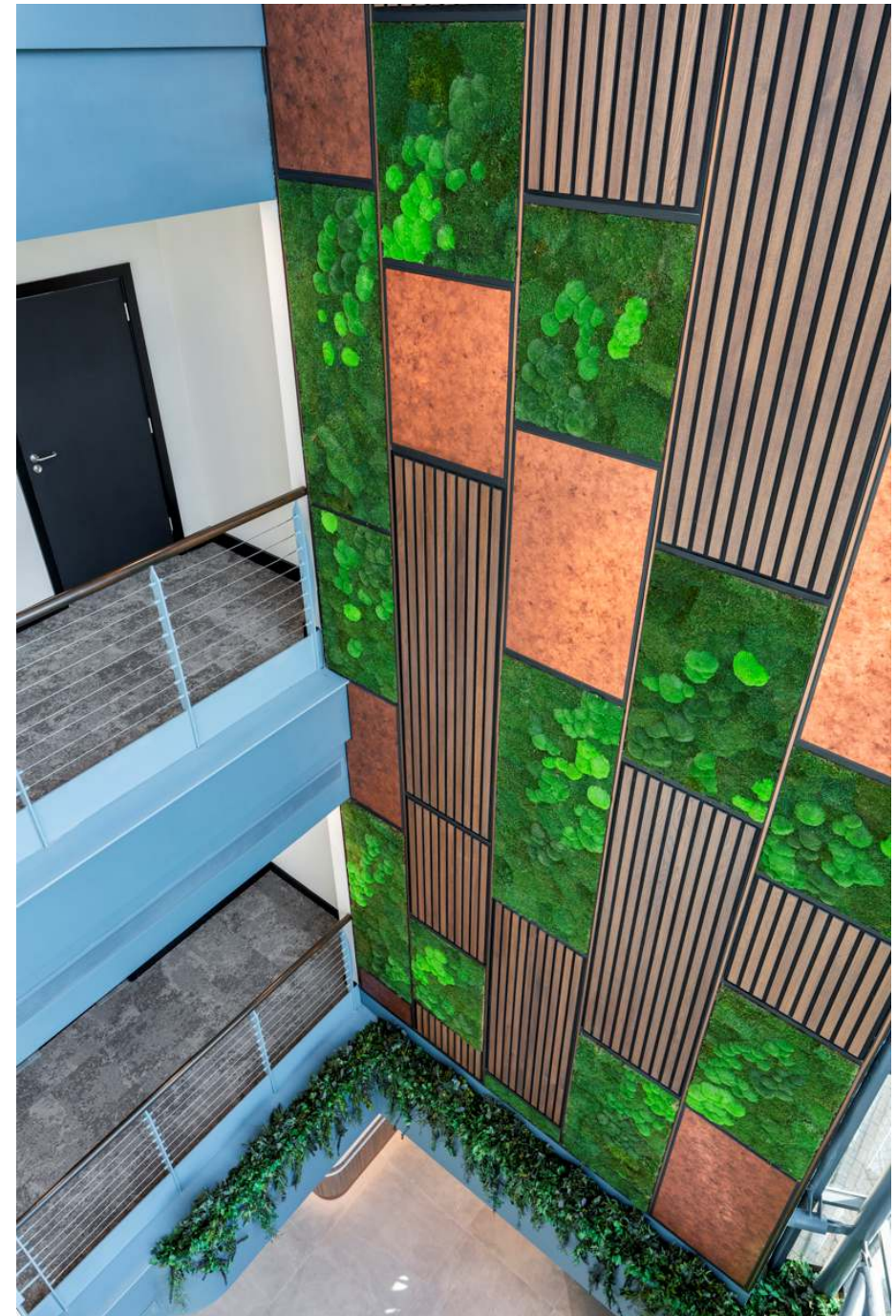
Floor plan



Indicative layout plan



Ground Floor East Suite - Proposed tenant Plan for 10-12 persons.
Scale 1:50



Accommodation

The premises have been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Part Ground Floor	179.2	1,929



Location

Arcadia House is situated in Ocean Village adjacent to the Marina, Southampton Harbour Hotel and various restaurants and bars.

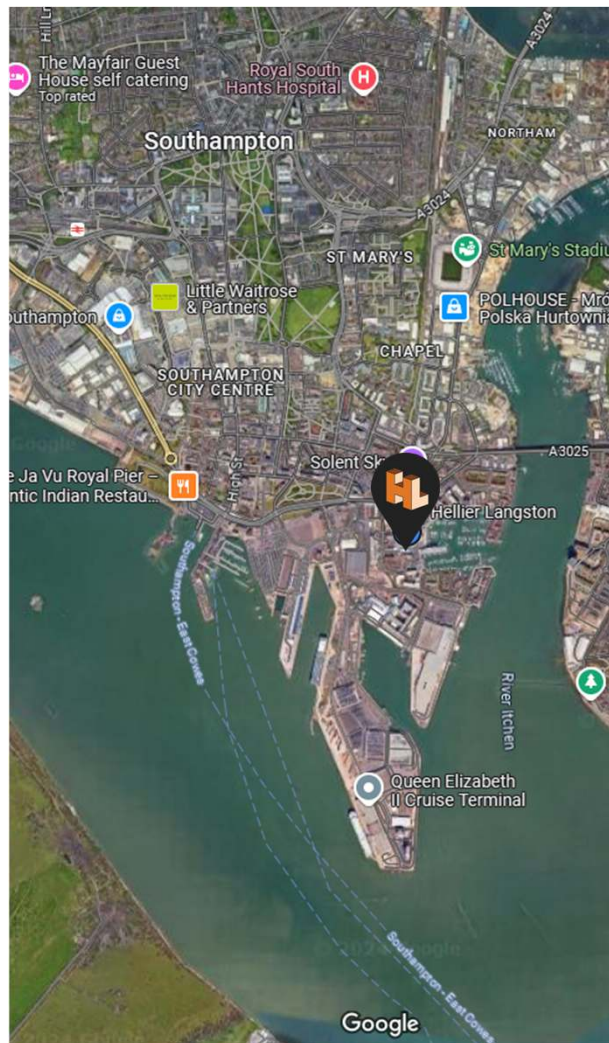
Southampton is well served by the main rail network which provides a direct line to London Waterloo with a commute time of approximately 1 hour 20 minutes.

The City also benefits from an international airport providing domestic and European flights. The M27 and M3 motorway network provides road links throughout the South Coast.



EPC

A-17



Terms

The premises are available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed.

Rent

£67,500 per annum

Rateable Value

The premises were removed from the Rating List for the refurbishment and will need to be reassessed.

Service Charge

There is a service charge for the communal running costs of the building together with estate management. Further information available upon request.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

We understand that VAT is payable.

Viewing

Strictly by appointment with the joint sole agents, Hellier Langston and CBRE.

Please scan the QR code to access further information on our website.



Schedule an appointment

www.hlp.co.uk

T: 02382 022 111

E: southampton@hlp.co.uk

Contact our agency team

Jason Webb

T: 07989 959 064

E: jason@hlp.co.uk

