

PO Box 1766, Southampton, SO18 9JZ

T: 023 8000 2020 E: [enquiries@osmondbrookes.co.uk](mailto:enquiries@osmondbrookes.co.uk) W: [www.osmondbrookes.co.uk](http://www.osmondbrookes.co.uk)

**ONE REMAINING SUITE**  
**SOUTHAMPTON CITY CENTRE**  
**SECOND FLOOR OFFICES**  
**IN EXCELLENT LOCATION**  
**1202 SQ FT**  
**HAMPSHIRE HOUSE**  
**169 - 170 HIGH STREET,**  
**SOUTHAMPTON SO14 2BY**

#### LOCATION & DESCRIPTION

The premises occupy a prominent position on Southampton High Street, in a building adjacent to Argos, Tesco, Costa, and Sprinkles Gelato, just yards from the end of the pedestrianised section of Above Bar and opposite the end of East Street.

In a building probably constructed in the 1970's the offices share a communal High Street entrance with a passenger lift and stairs, and are located on the second floor. Having let several suites recently this is the one remaining offices available.

#### ACCOMMODATION

##### **Suite E & F – 1202 sq ft**

- Shared ladies & gents WC's
- Central heating included in S/C
- Carpeting
- Suspended ceilings
- Inset lighting
- Lift
- 24/7 access if required



#### TERMS

Available to let on a new lease for a term to be agreed with 5 yearly upward only rent reviews.

Suite E & F £12,750 pa

Rent is exclusive of rates, service charge (further details on request), insurance and VAT.

#### LEGAL COSTS

Each party to pay their own legal costs.

EPC - Under preparation

#### RATES

To be determined, re-assessment required.

#### VIEWING

By appointment with the sole agents, Osmond Brookes -023 8000 2020

**Contact Jeremy Braybrooke**

Email:

[jeremy.braybrooke@osmondbrookes.co.uk](mailto:jeremy.braybrooke@osmondbrookes.co.uk)

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.

