

TO LET

Grade II Listed Office Building

Bowling Green House, 1 Orchard Place, Southampton, Hampshire, SO14 3PX

Key Features

- Net Internal Area 3,097 Sq Ft (287.67 Sq M)
- Asking rent £40,000 per annum
- New lease
- Office suites across three floors
- Allocated parking for approximately 25 cars
- Five minute walk from Town Quay and Oxford Street



GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk

3 West Links, Tollgate, Chandler's Ford, Hampshire SO53 3TG

Location & Description

Southampton is a major commercial centre on the south coast of England located within the county of Hampshire. It is a major container port and cruise terminal. It has excellent transport links and is connected to London via the M3 motorway approximately 81 miles north-east and 15 miles north-west of Portsmouth via the M27 motorway.

The property is located in a mixed commercial and residential area about half a mile to then south of Southampton City Centre.

The premises are conveniently located for Southampton Docks and overlooks Southampton's historic bowling green.

The premises comprise a Grade II listed detached office building across three floors with office suites, meeting rooms, kitchen's and W/C's across all floors. This building benefits from private allocated parking.

/// What3words: [pages.shadow.speeds](#)

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £40,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	1,016	94.38
First Floor	967	89.87
Second Floor	1,113	103.42
Total Net Internal Area	3,097	287.67

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk



VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating E (103)

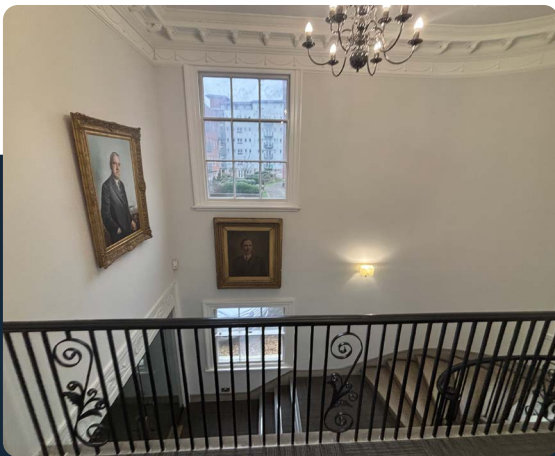
Rateable Value

Rating - £38,750

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Site Plan



For identification purposes only. Not to scale and not to be relied upon.

Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.