

OCEANA HOUSE

SOUTHAMPTON SO15 1GA

Impressive high quality city centre offices

1,879 sq ft to let

One suite remaining

www.oceanahouse.co.uk

"Being in the centre of Southampton with the train station practically on our doorstep makes this a great location for us"

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OCEANAHOUSE

Womble Bond Dickinson - Tenant

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DESCRIPTION

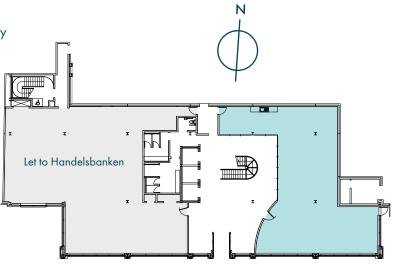
Oceana House is a modern prestigious five storey office building with an impressive full height glazed atrium. The available accommodation has been comprehensively refurbished to a high quality specification. The property is located in the city centre with excellent local amenities, only 2 minutes walk from Southampton Central train station.

AVAILABILITY

FLOOR	SQ FT	SQ M
4th		Let to AVASK
3rd		Let to WBD
2nd		Let to WBD
lst		Let to AVASK
Ground West	Let to	Handelsbanken
Ground East	1,879	174.6
TOTAL IPMS3	1,879	174.6

GROUND FLOOR PLAN

Not to scale. For indicative purposes only.



COMMERCIAL ROAD

Aanned reception	New shower block
Air conditioning	Locker facilities
Excellent natural light	위슈 New male & female WCs on each floor
ED lighting	2 car parking spaces (1:940 sq ft)
Full access raised floors	New kitchen facilities within the suite







LOCATION

Oceana House is situated in the heart of Southampton's Central Business District in the City Centre. Southampton Central main line railway station is approximately 200 metres from the building and provides regular services to London Waterloo (scheduled travel time of 76 minutes). The building also benefits from excellent communications by road and air. The A33 (The Avenue) can be accessed easily from the building and Southampton International Airport is situated circa 4.5 miles away, just beyond Junction 5 of the M27.

EPC

RENT

Rating of C67.

On application.

T E R M S

New Full Repairing and Insuring lease on flexible terms to be agreed.

VIEWING

Strictly by appointment through the sole agents.

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