



# OCEANA HOUSE

SOUTHAMPTON SO15 1GA

**Impressive high quality city centre offices**

**1,879 sq ft to let**

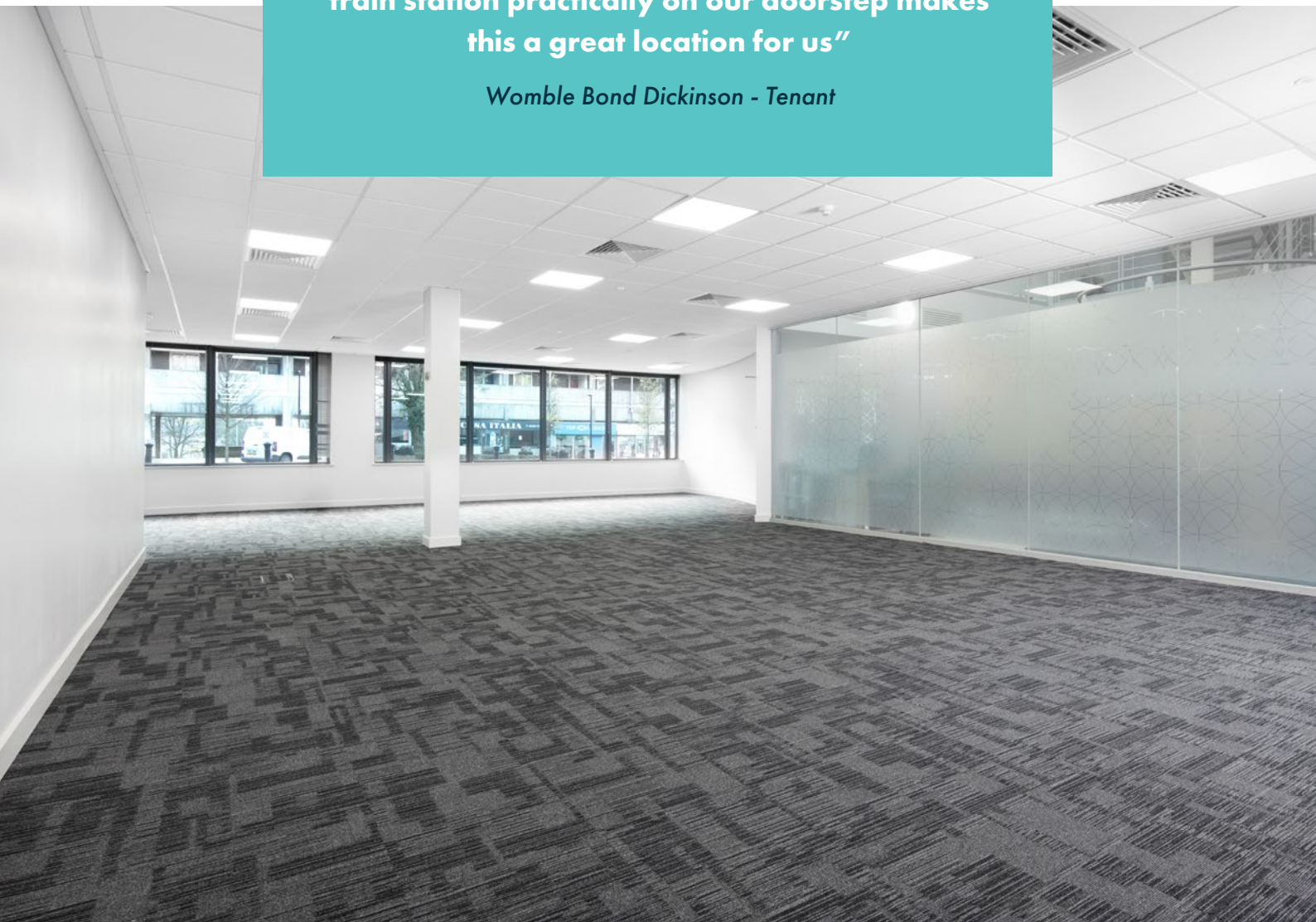
**One suite remaining**

[www.oceanahouse.co.uk](http://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”**

*Womble Bond Dickinson - Tenant*



## DESCRIPTION

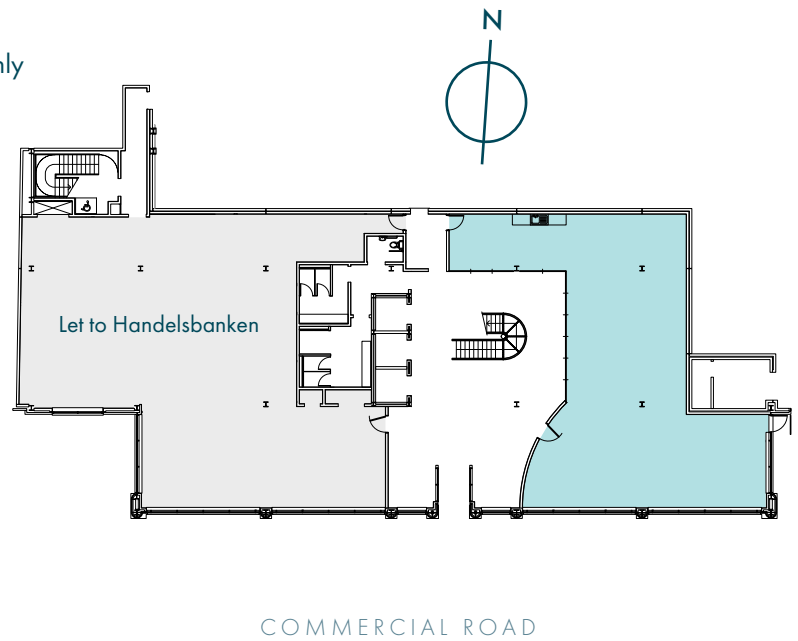
Oceana House is a modern prestigious five storey office building with an impressive full height glazed atrium. The available accommodation has been comprehensively refurbished to a high quality specification. The property is located in the city centre with excellent local amenities, only 2 minutes walk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

## AVAILABILITY






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

## GROUND FLOOR PLAN

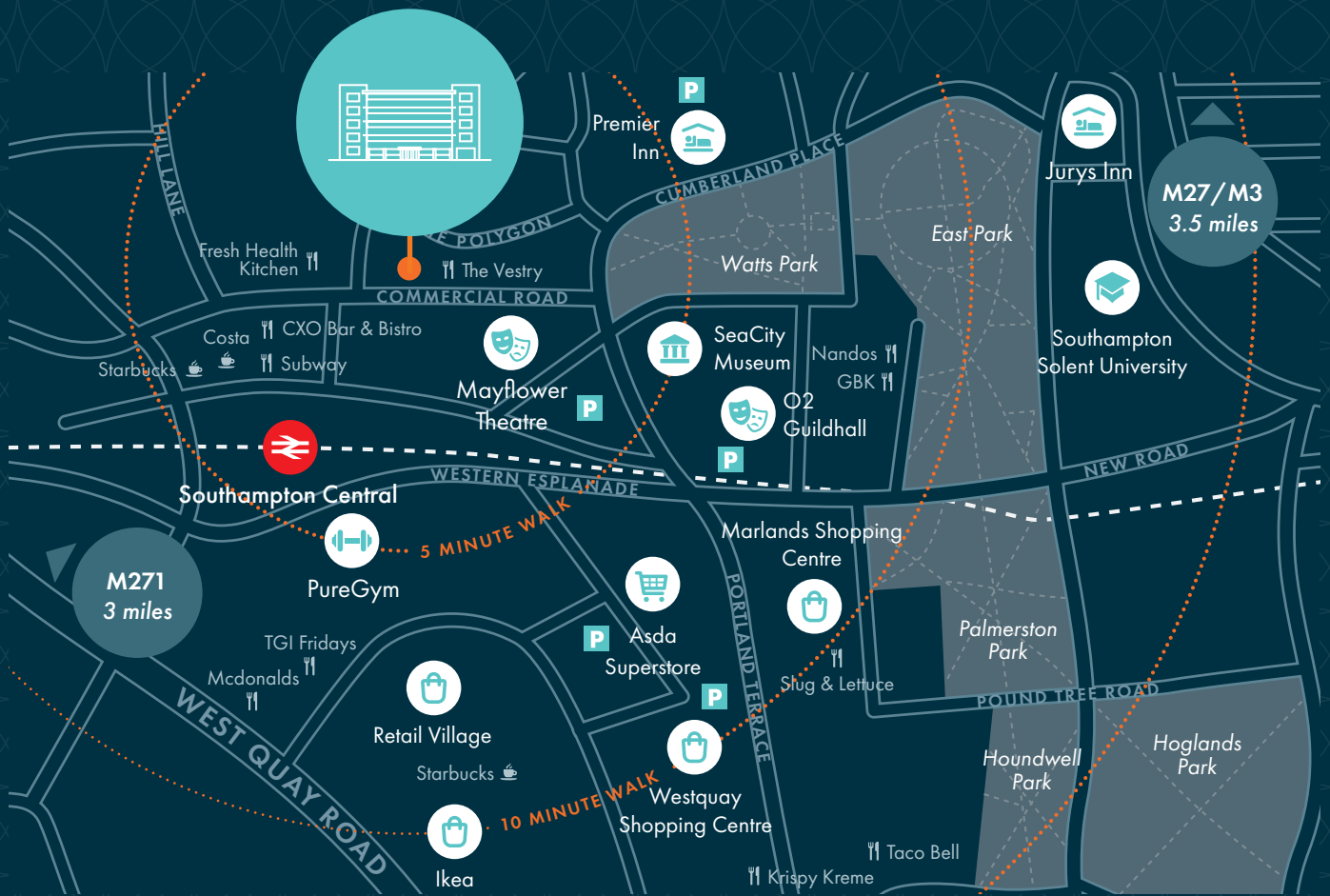
Not to scale. For indicative purposes only.



-  Manned reception
-  Air conditioning
-  Excellent natural light
-  LED lighting
-  Full access raised floors

-  New shower block
-  Locker facilities
-  New male & female WCs on each floor
-  2 car parking spaces (1:940 sq ft)
-  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

Rating of C67.

## RENT

On application.

## TERMS

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

## VIEWING

Strictly by appointment through the sole agents.

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