



Enterprise House

HIGH QUALITY
OPEN PLAN FOURTH FLOOR OFFICES
TO LET OR FOR LEASE ASSIGNMENT



5,145 sq ft (478 sq m)

May sub-divide from approx 2,300 sq ft (214 sq m)

21 Car Parking Spaces

ENTERPRISE HOUSE OCEAN VILLAGE SOUTHAMPTON SO14 3XB

Enterprise House



Enterprise House is conveniently situated in the southern part of the City centre, within the Ocean Village complex. Over the last few years, Ocean Village has experienced a high level of investment, with a number of residential apartments being developed with waterfront bars and restaurants. Major occupiers close by include Barclays, BDO Stoy Hayward and Price Waterhouse Coopers.

The location provides an ideal working environment with easy access to the principle shopping area of Above Bar to the north and West Quay Shopping Centre.

Enterprise House is located approximately 1.3 miles from the main line railway station which provides a link to London Waterloo.



DESCRIPTION

Enterprise House has been innovatively refurbished in the past, maintaining the original character of a Victorian warehouse. The 4th floor provides modern open plan offices, which can be partitioned if required.

The accommodation is currently being offered as a whole although it could be made available in two separate suites from approx 2,300 sq ft (214 sq m), subject to obtaining landlord's consent.

FLOOR AREA

FOURTH FLOOR	SQ M	SQ FT
	477.98	5,145

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) 2001.

FEATURES

- Attractive wooden beam feature to ceiling
- Modern fluorescent lighting
- Fully fitted kitchen with stainless steel sink
- Ocean blue carpet throughout
- Double glazed hardwood framed windows
- Good natural lighting
- One small partitioned office
- Gas radiator central heating
- Gents and ladies wc cloakrooms off fourth floor landing
- Two 8 person passenger lifts
- Views over Southampton Water
- Adjacent to Ocean Village Marina
- Close to high quality restaurants

TERMS

Available either by way of a lease assignment, held on a 10 year FRI lease from 4 March 2006, with an option to terminate on 4 March 2013, subject to giving twelve months prior written notice at a passing rental of £75000 p.a exclusive of rates and service charge A new lease may be available from the landlord, subject to the company's financial status and lease term being offered.

PARKING

There are 6 designated car parking spaces with an additional 15 within an overflow car park within easy walking distance of Enterprise House.

VIEWING

Strictly by appointment through the sole agents.



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