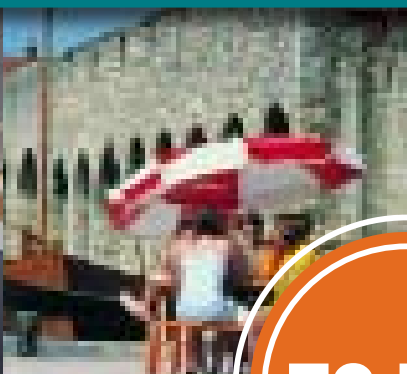




NOTEBEME HOUSE

HIGH QUALITY FIRST FLOOR OFFICE SUITE WITH PANORAMIC WATER VIEWS



2,355 sq ft (218.78 sq m)

NOTEBEME HOUSE, 84 HIGH STREET, SOUTHAMPTON SO14 2NT

Notebeme House is prominently situated on the corner of the High Street and Town Quay, overlooking Town Quay. Other companies in Notebeme House include Sturge Taylor. The Town Quay office development is situated directly opposite, whose occupiers include Hampshire Police, V Ships and the Probation Service.

NOTEBEME HOUSE



NOTEBEME HOUSE

LOCATION Town Quay is on the arterial route leading around the City and provides access to The Avenue (A33) to the north (M3) and Thomas Lewis Way which leads to the M27 (J5) and Southampton Airport (5 miles).

There are several bus routes close to hand including a free City Link Bus service direct to Southampton Central railway station (London Waterloo - 80 minutes) and the West Quay Shopping Centre. The Red Funnel ferry terminal which serves the Isle of Wight is opposite.

DESCRIPTION Notebeme House is a modern four storey office building which benefits from a prestige ground floor reception area with kitchenette and offers views across Southampton Water.

The first floor suite currently provides an open plan area.

TERMS On a new full repairing and insuring lease on terms to be agreed.

LEGAL COSTS Each party to be responsible for their own legal costs.

SERVICE CHARGE A service charge is payable in respect of maintenance and management of the building and common parts. Further details available on request.

FLOOR AREA

	SQ M	SQ FT
FIRST FLOOR (including kitchen)	218.78	2,355

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

AMENITIES

- Air conditioning
- Fully accessible raised floor and carpeting
- Acoustic tiled ceiling incorporating low glare lighting
- Video Entryphone system
- Kitchen
- Male and female cloakrooms
- Passenger lift
- 4 car spaces in a secure car park on ground level.



London Clancy, King Sturge and their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and London Clancy and King Sturge have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Produced by www.property-marketing-support.co.uk