

FOR SALE

The Enhance Studio, Maritime Walk, Ocean Village

Southampton, SO14 3JY

Waterfront offices
1,914 sq ft



KEY BENEFITS

- Waterfront location
- 2 parking spaces
- Air conditioning



LOCATION

This self contained office is located on Southampton's waterfront in a popular and established mixed use development based around the marina. The scheme is situated to the south east of the City Centre in Ocean Village adjacent to the marina and the new Southampton Harbour Hotel. Ocean Village offers a number of mixed uses including residential units, office space, various restaurants/bars and Co-Op and Tesco's Express.

Southampton is served by the main rail network, which provides a direct link to London Waterloo with a commute time of approximately 1 hour 20 minutes. It also benefits from an International Airport providing domestic and European flights. The M27 and M3 motorway networks provide links throughout the south coast.



CONTACT US

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CBRE

TO LET

The Enhance Studio, Maritime Walk, Ocean Village

Southampton



DESCRIPTION

The office offers accommodation over ground and mezzanine floor with their own disabled toilet. The unit has a large glazed frontage overlooking the water. The suite was previously fitted out as a new home show suite but can be returned to open plan office space. Two parking spaces are included. To the rear of the property, there is a large 776 space multi-storey car park providing additional parking on a daily and permit basis.



PRICE

Guide price is £320,000



BUSINESS RATES

The rateable value is £27,500 but potential occupiers are advised to confirm this.



SERVICE CHARGE

A service charge will be payable full details on request.



ACCOMMODATION

The accommodation has been measured in accordance with RICS Code of Measuring Practice sixth edition as follows:

	SQ M	SQ FT
Ground floor	119	1285
Mezzanine	58	629
Total	178	1914



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VIEWING

Strictly by appointment with the sole agents.



TENURE

Available by way of a long leasehold interest from 2010 for 175 years.



LEGAL COSTS

Each party to bear their own legal costs involved in the transaction.



EPC RATING

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

100 This is how energy efficient the building is.

Net zero CO₂ emissions

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