



THIRD FLOOR
OCEANA HOUSE

39-49 COMMERCIAL ROAD, SOUTHAMPTON, SO15 1GA



TO LET GRADE A OFFICES 2,200 SQ FT – 5,200 SQ FT



Location

Oceana House is a prestigious city centre modern office close to Southampton's mainline railway station which provides regular services to London Waterloo (scheduled travel time 76 minutes).

There is a wide range of amenities close by, together with excellent road communications and the Southampton International Airport within 4 miles at Junction 5 of the M27.



Features

The office benefits from the following:

- One allocated parking space per 1000 sq ft
- Suspended ceilings
- Air conditioning
- Recessed lighting
- DDA compliant facilities
- Raised floors
- Kitchen facilities
- Three lifts to all floors

Description

Oceana House is a modern five storey contemporary building. Bond Pearce LLP is the main occupier of the building and other occupiers in the area include Skandia Life, HSBC and the Marine Directorate.

There is a high quality main reception on the ground floor and an impressive glass vaulted atrium. There are three lifts and secondary staircases servicing all floors.

Accommodation

The available office space is located on the third floor fronting Commercial Road.

Suites from 2200 sq ft to 5200 sq ft can be made available.

Rateable Value

The rateable value of the available space is to be reassessed. Further details on request.

Rent

On application.

Legal Costs

Each party to bear their own legal costs.

Service Charge

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

For further Information or to arrange a viewing please contact:



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Brochure printed April 2009. Designed & produced by Norman Hand www.property-marketing-support.co.uk Tel: 07595 960952