

# To Let

## Oceana House, 39-49 Commercial Road, Southampton, Hampshire, SO15 1GA

4,775 to 20,579 sq ft

- Manned reception
- Available Summer 2018
- Impressive atrium
- Generous car parking
- 2 minutes walk from Southampton Central railway station



## Location

Oceana House is situated in the heart of Southampton's Central Business District close to 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.

## Tenure

The property is available by way of a new Full Repairing and Insuring Lease for terms to be agreed.

## Accommodation

The premises comprise a modern, prestigious, purpose-built five storey office building. They are accessed via a main reception leading to a full height glazed atrium linking the building's core facilities which include 3 x passenger lifts, male, female and disabled WCs.

The available accommodation comprises the ground, first and fourth floor, which is to be refurbished to a fully open plan condition.

There are 22 secure allocated car parking.

Floor / Unit	Size	Availability
Ground	4,775 sq ft	Available
1st	10,835 sq ft	Available
4th	4,969 sq ft	Available

## EPC

This property has been graded as 93 D.

## Rent

On Application



## Contacts

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