



TO LET

OFFICE 4 SAXON HOUSE
SAXON WHARF, LOWER YORK STREET, SOUTHAMPTON, SO14 5QF

- 155.04 m² (1,668 Sq Ft)
- Marine Service Centre Location
- Views Over River Itchen
- Open Plan Office Suite

LOCATION

The property is located in Saxon Wharf in the Northam area of Southampton, approximately 1.4 miles to the east of Southampton City Centre.

Saxon Wharf is a marine service centre offering a variety of services for a range of vessels and has a 200 ton boat hoist.

Further information on the Marina is available at: <http://www.mdlmarinas.co.uk/mdl-saxon-wharf>

DESCRIPTION

Saxon House comprises a two storey purpose built office building of brick elevations under a pitched tiled roof.

Office 4 is a first floor mainly open plan office suite with a number of partitioned offices and meeting rooms to one side.

The suite is accessed via a communal entrance, with stairs and a lift to the first floor. Male and female WCs and kitchen facilities are located in the communal areas.

The specification includes suspended ceilings with recessed lighting, carpeted raised floors and air conditioning to supplement gas fired radiators.

The suite also benefits from a balcony with views over the River Itchen to the rear of the property.

Office 4 benefits from parking in the Saxon Wharf estate.



Location Plan (Not To Scale)

IMPORTANT NOTICE: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own 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.
2. 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 Savills have not tested any services, equipment or facilities. Incoming Tenants must satisfy themselves by inspection or otherwise. March 2010

ACCOMMODATION

We have measured the property to a net internal floor area in accordance with the RICS Code of Measuring Practice (Sixth Edition) as follows:

| | M ² | Sq Ft |
|--------------------|----------------|-------|
| First Floor Office | 155.04 | 1,669 |

LEGAL COSTS

Both parties legal costs to be borne by the ingoing Tenant.

TERMS

The property is available to let on a new internal repairing and insuring lease. Rent on application.

A Building and Estate Service Charge will be payable.

BUSINESS RATES

We have inspected the Valuation Office Agency 2010 Draft Rating List and note the property is assessed as follows:

| | |
|------------------------|----------------------|
| Description: | Offices and Premises |
| Rateable Value (2010): | £22,250 |
| 2010/11 Rate in the £: | 0.414p |

NB: We advise incoming Tenants make their own enquiries of the Local Rating Authority to confirm rates liability.

VIEWING

Strictly by confirmed appointment with Jonathan Lott. Tel: 023 8071 3900 or jlott@savills.com. Savills strongly recommend that you discuss particular points which are likely to effect your interest in the property with a member of Savills staff who has seen the property in order that you do not make a wasted journey.