

Building 14

Lower William Street, Northam, Southampton, SO14 5QL



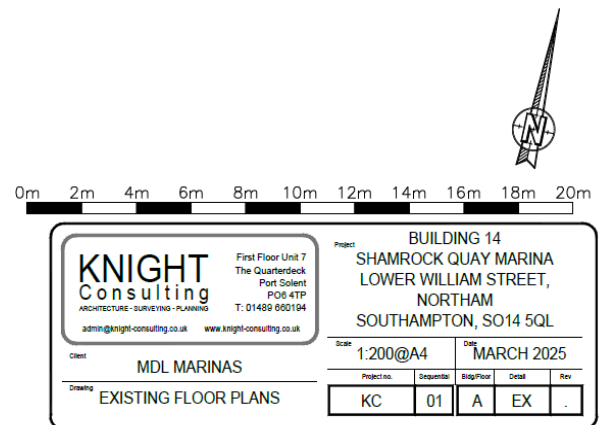
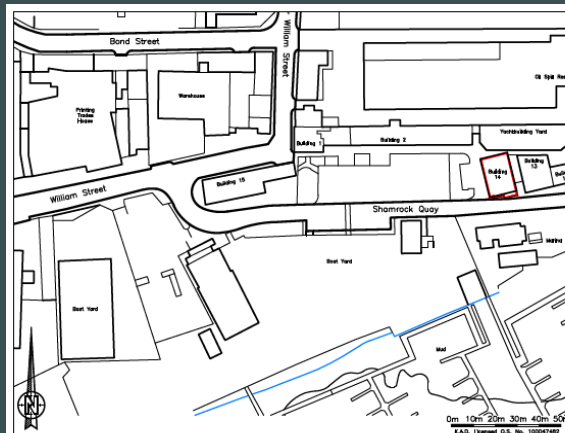
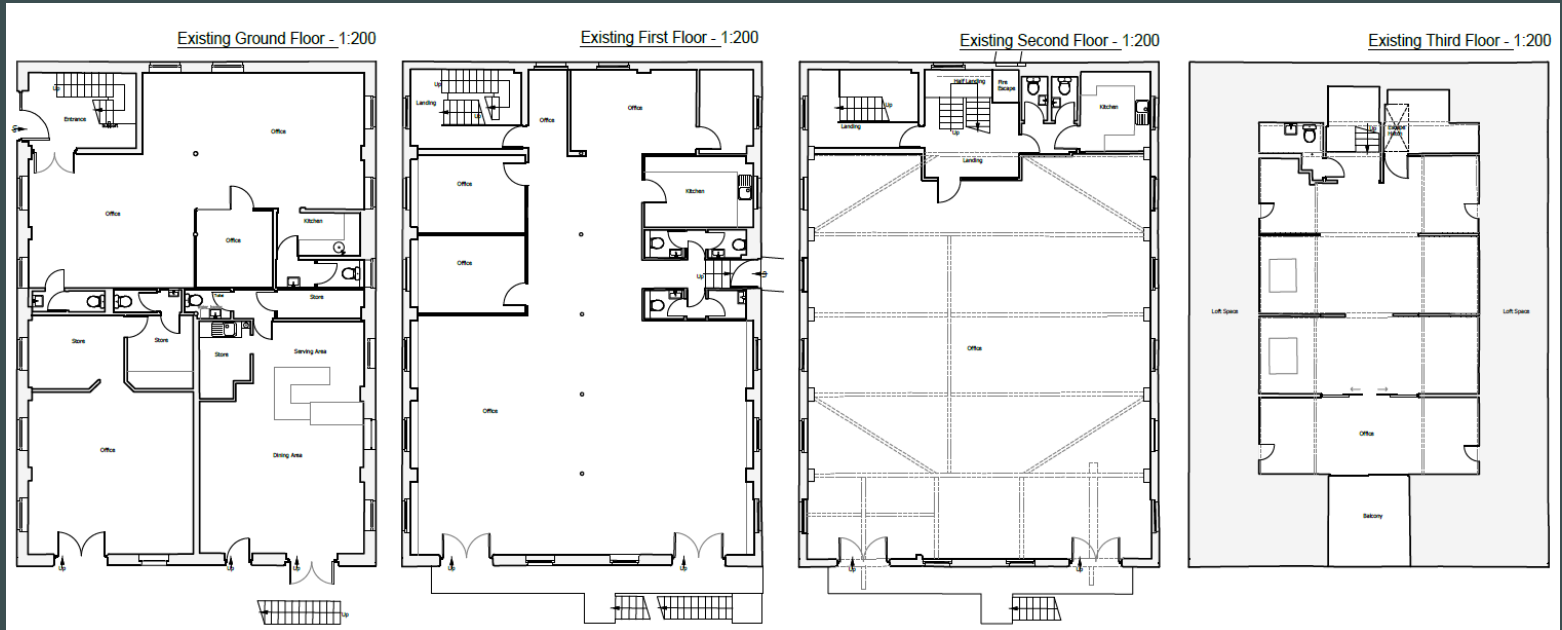
- Character office building in waterside setting
- Flexible lease terms
- Comfort cooling to part
- Private parking
- Marina Views
- Self-contained office building

Availability

862 sq. ft. to 5913 sq. ft .

53.9 m sq. to 549.4 sq. m

Building 14 - Floor Plans



Availability

Ground Floor	861 sq. ft.	53.4 m. sq.
1 st Floor	1,909 sq. ft.	80.1 m. sq.
2 nd Floor	2,060 sq. ft.	191.4 m. sq.
3 rd Floor	1,082 sq. ft.	100.5 m. sq.
Total	5,913 sq. ft.	549.4 m. sq.

Building 14

To Let

Description

The Building 14 is a self-contained office building at Shamrock Quay, offering high quality office content and boasting views of the marina & river. The Quay houses a variety of tenants, including restaurant operators and retail facilities. The space is available as a whole or on a floor-by-floor basis.

Location

The office building is situated at Shamrock Quay, Southampton, offering excellent connectivity and amenities for businesses. The location is easily accessible via major roads, including the M27 (approx. 4 miles away) and A33 (approx 2 miles away), providing direct routes to Southampton city centre and the wider region. Southampton Central train station is approximately 1.5 miles away. Nearby amenities include a variety of shops, cafes, and restaurants within the marina itself, as well as additional options in the city centre. The area is also home to several specialist marine trades, making it ideal for businesses in related industries

Terms

A new Full Repairing and Insuring lease upon terms to be agreed at a rent of £10per square foot exclusive of all other outgoings

Service Charge

A building service charge and estate service charge are payable. Further details on request.

Rateable Value

The rateable value is £73,000

EPC

105 - E

VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate

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