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SECOND FLOOR

SELF CONTAINED OFFICES

APPROX 2400 SQ FT

BARGATE HOUSE,

EAST BARGATE,

SOUTHAMPTON SO14 2DL

LOCATION & DESCRIPTION

Bargate House occupies a prominent City Centre position at the southern end of Above Bar, immediately adjacent to the Bargate Monument, part of Southampton's historic City Wall. Retailers below include Ecco Shoes and Maplins and the building comprises 3 storeys, of brick elevations beneath a flat roof.

These offices have been recently refurbished and are approached via their own entrance in East Bargate, with an electronically operated security door opening to carpeted stairs leading to the second floor. Although Carswell Gould have access onto the first floor landing, this is emergency access and they have their main entrance off the street next to Ecco.

ACCOMMODATION

SECOND FLOOR OFFICES

Open plan in two main sections:-

Area 1 – 1103 sq ft

Area 2 – 1306 sq ft

Total - 2409 sq ft (approx)

These offices are surprisingly light and airy with pleasant outlooks to the north up Above Bar, and south west to the Bargate.



Benefits and fittings already in place include –

- **Suspended ceilings**
- **Inset lighting**
- **Air conditioning (not tested)**
- **Electric night storage heaters**
- **New carpeting**
- **Perimeter trunking**
- **New vertical blinds**

TERMS

Available to let on a new lease for a term to be agreed at a rent of £18000 pa exclusive of rates, service charge and VAT.

LEGAL COSTS

Each party to pay their own costs

RATES

RV - Currently rated as 3 suites with an RV totalling £23200. Needs to re-assessed.

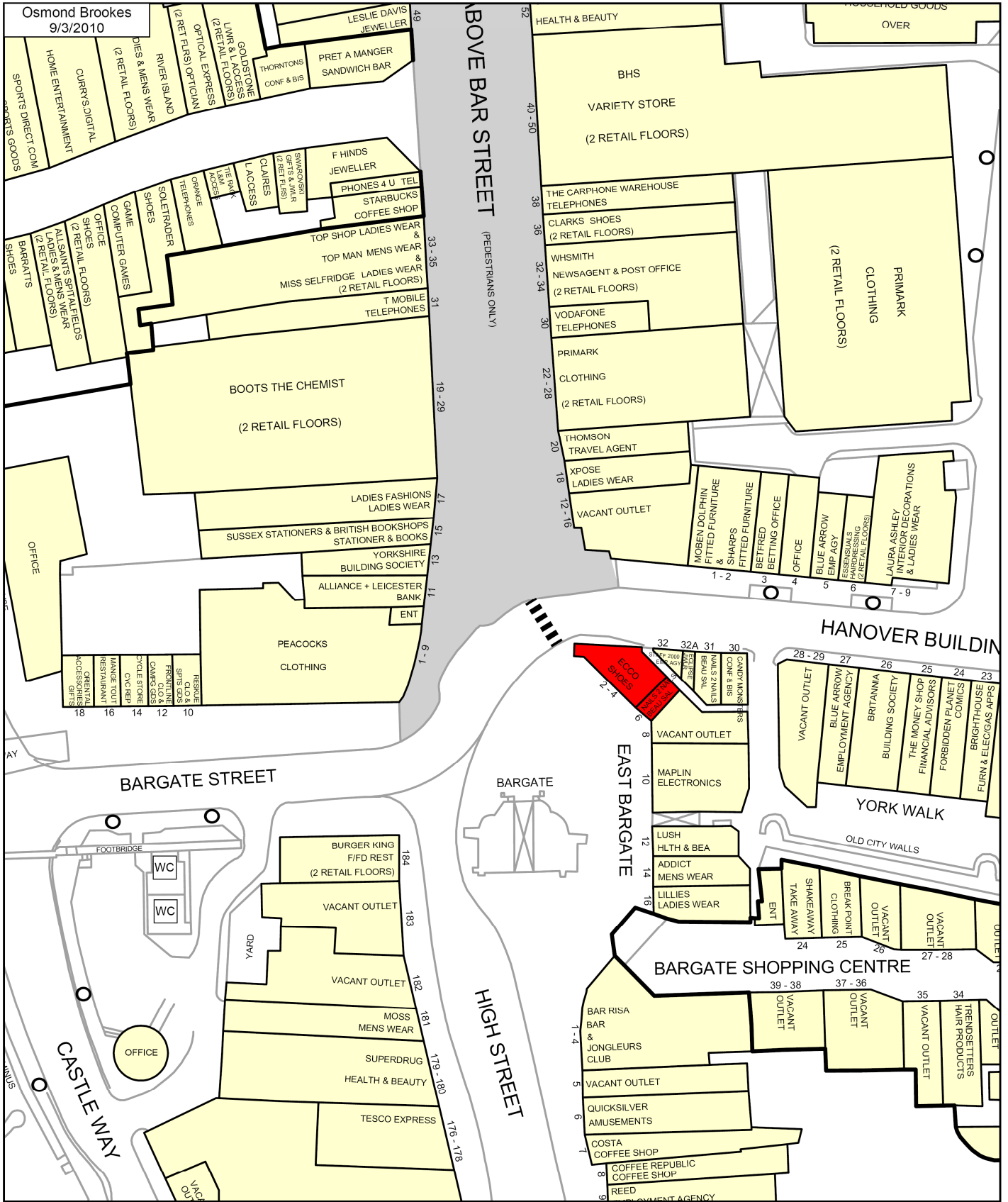
VIEWING

By appointment with the agents Osmond Brookes
Jeremy Braybrooke 023 8000 2020

Email:

jeremy.braybrooke@osmondbrookes.co.uk

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