



From 3,000 sq ft - 18,734 sq ft

## 173-178 High Street, Southampton, SO14 2BY

Second floor commercial space suitable for a range of uses (STP) currently arranged as offices, studios, galleries and workshops

- Business centre/office HQ, entertainment, hospitality, educational venue (STP)
- Currently arranged as offices, open-plan space, studios, galleries and workshops
- Passenger lift & DDA compliant access
- Reception/entrance to be refurbished
- Single occupier or unit can be subdivided
- Immediately opposite £132m Bargate Quarter regeneration scheme

## Overview.

Second floor commercial space suitable for a range of uses (STP) currently arranged as offices, studios, galleries and workshops

## Location.

The property is located in a prominent position on the High Street in Southampton city centre, directly opposite the entrance to the ongoing Bargate Quarter development (<http://www.bargatequarter.co.uk/>) which will provide 519 new dwellings along with additional commercial space. The building faces West Quay Shopping Centre and is located just half a mile from Southampton Central Railway Station (80 minutes to/from London Waterloo), next to the main bus terminal and has public car parking nearby.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd	18,734	1,740.45	Available
Total	18,734	1,740.45	

## Financials.

Rent	Rent on Application
Rates Payable	£2.98 per sq ft
Rateable Value	£99,000
EPC Rating	Upon Enquiry

## Specifications.

Self-contained entrance lobby on Castle Way  
Currently arranged as offices, open-plan space, studios, galleries and workshops  
Business centre/office HQ, entertainment, hospitality, educational venue (STP)  
Passenger lift and goods lift  
Single occupier or can be sub-divided

## Viewings.

For all enquiries please contact the joint agents The Lorenz Consultancy or Trinity Rose Commercial.

## Terms.

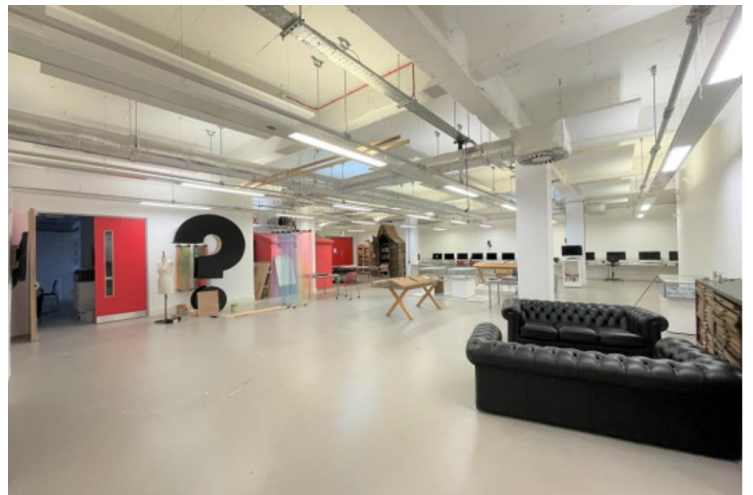
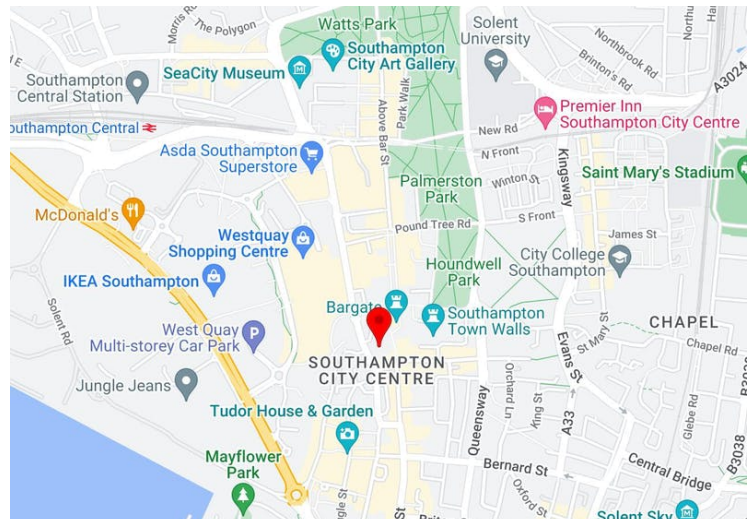
A new lease is available for a Term by arrangement.

## Contacts.

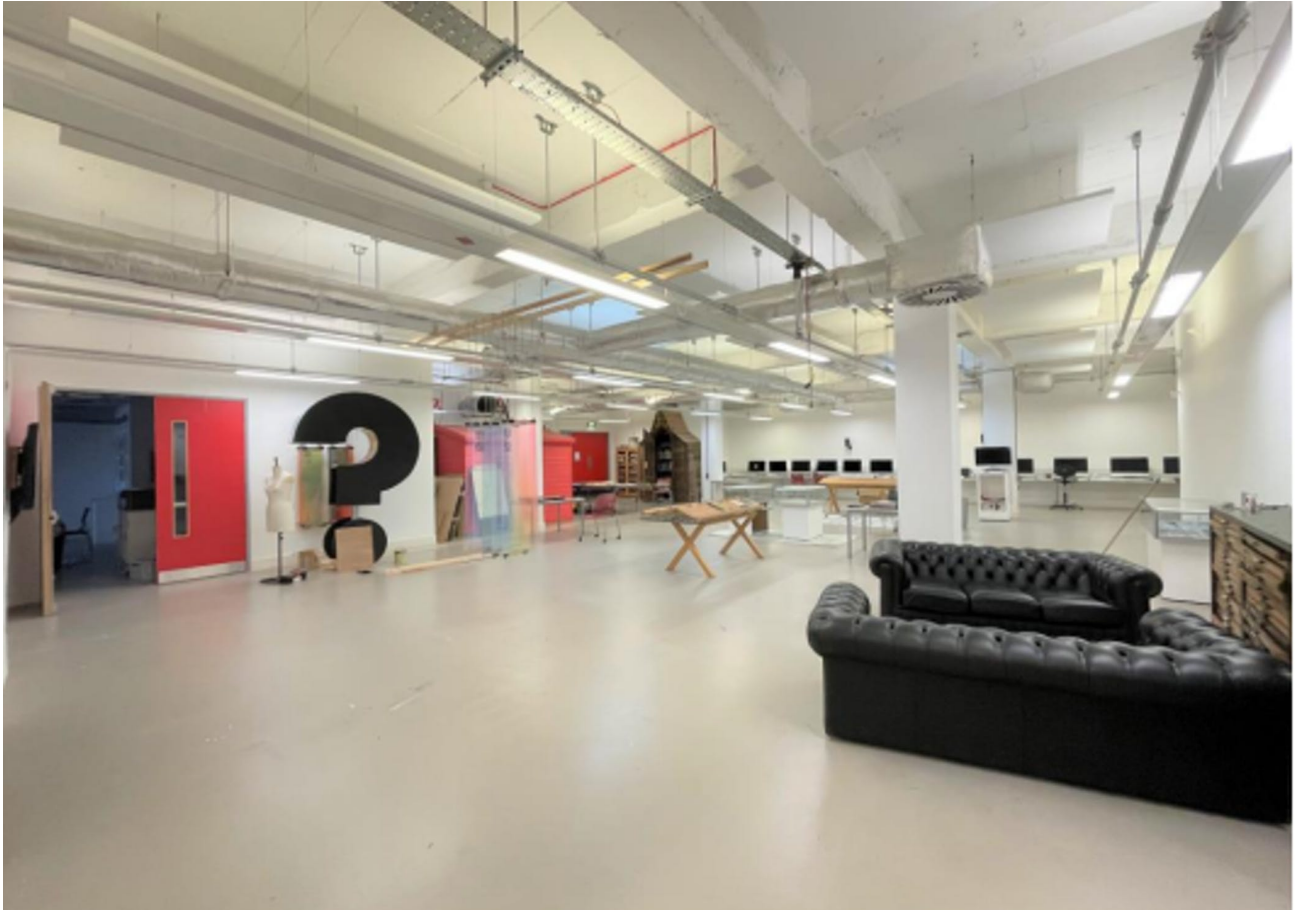
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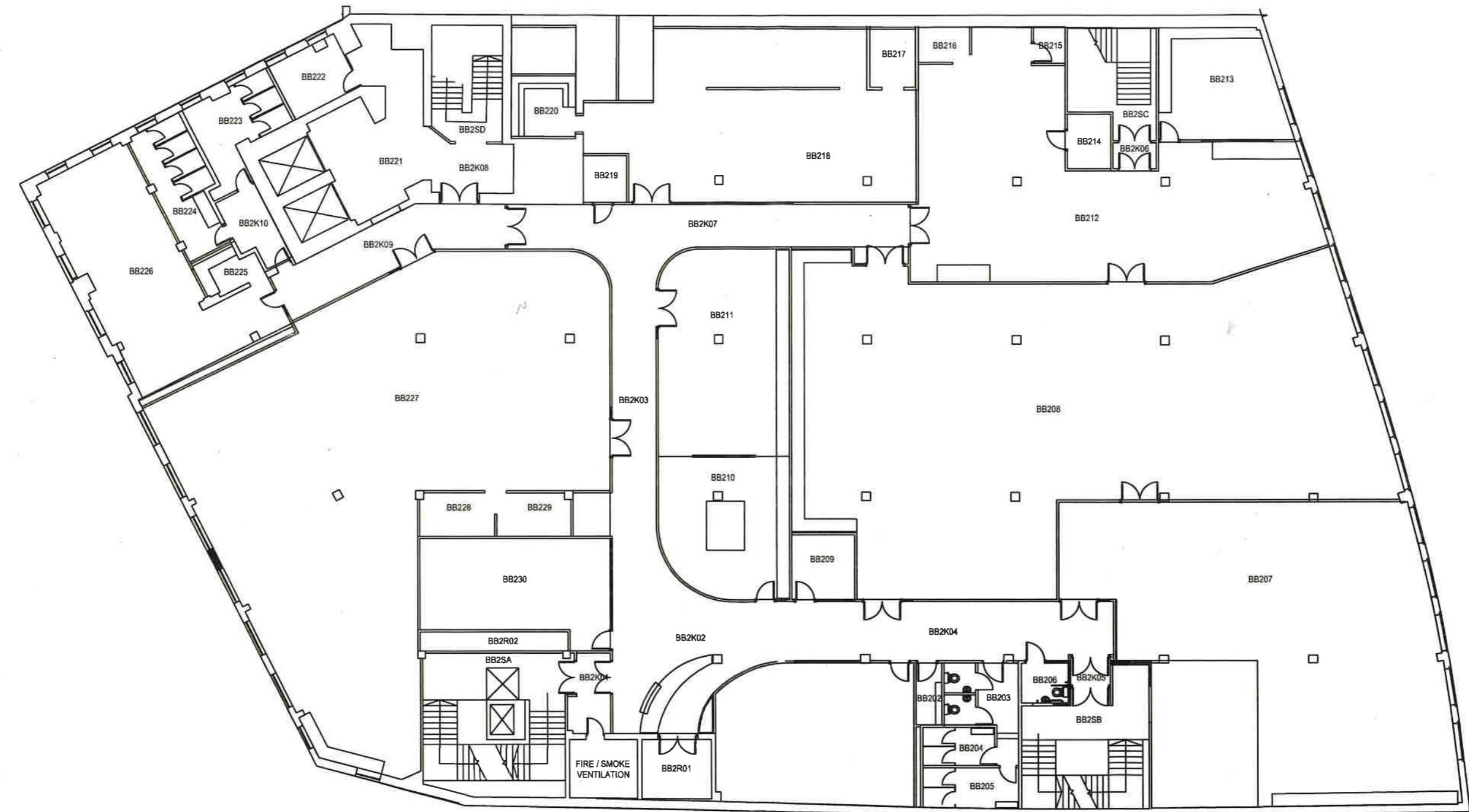
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DRAWN BY JP	CHECKED BY JP	FILENAME BELOW BAR.dwg	SCALE 1:100	DATE 12-08-2011
PROJECT / SERVICE / BUILDING BELOW BAR BUILDING BUILDING MASTER FLOOR PLAN		DRAWING TITLE BELOW BAR FLOOR 2 LAYOUT		DRAWING No EPT/44BB/01
				SHEET No 01