



**OLLECO, ROYAL CRESCENT ROAD,
SOUTHAMPTON, HAMPSHIRE, SO14 3TT**

£120,000 Per Annum



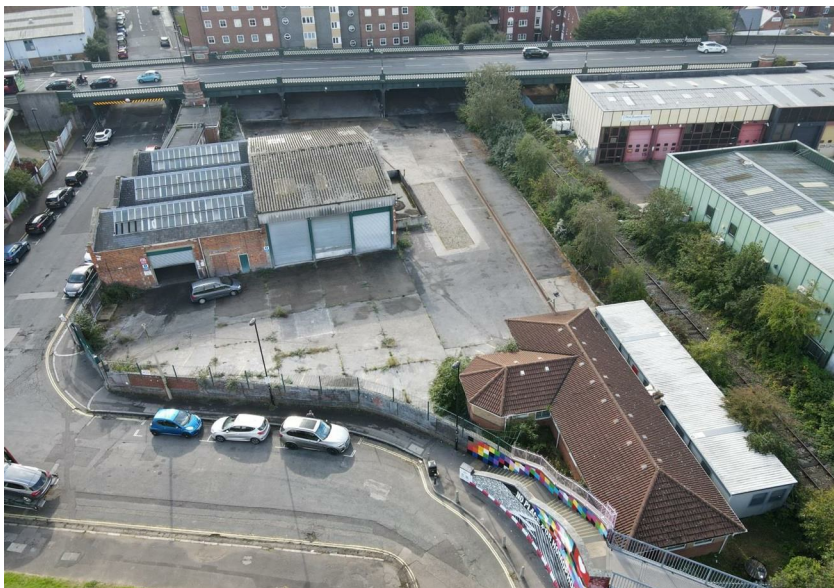
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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Location

The subject property is located in an urban district of Southampton, approximately 1.8 km southeast of Southampton Central Station, c.1 km south-east of Solent University and 4 km south of Southampton University Main Campus.

The area lies on the south coast and close to Ocean Village, the Sea front (ferry point, and within a 10 minute walk to the City Centre).

The property is set within an urban district with the immediate area largely characterised by some modern residential/student house schemes, commercial offices and waterfront developments

Description

!! LET !! Vacant industrial space available to let on a new lease with terms to be agreed by negotiation

150 sq m office - 600 sq m warehouse / distribution / workshop - 2000 sq m hard standing (part covered)

Terms

All offers are being considered for both long and short term lets for all or part

Guide rent £120,000 per annum

Viewings

Contact sole agents
Christopher St James
020 8545 0591

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. 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 not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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