

FairwaysHOUSE[®]

Business Centre
Mount Pleasant Road
Southampton, SO14 0QB

FEATURES[®]

- > 107 on-site car parking spaces
- > Comfort cooling system
- > 3 compartment floor trunking
- > Suspended ceiling with CAT II lighting
- > Disabled access lift
- > Vending machines
- > Close to city centre

High Quality Offices to let. The property occupies a prominent & convenient position adjacent to the Northam Bridge on the banks of the river Itchen. This quiet location benefits from easy access in & out of the City Centre, being approximately one mile to the east.

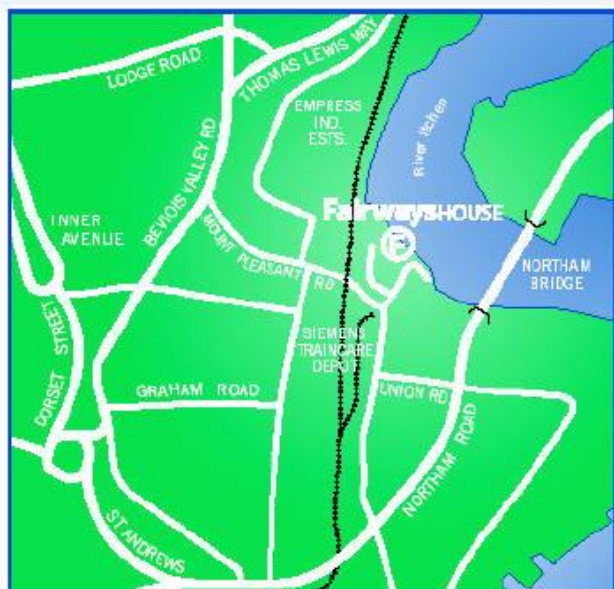


A view across the River Itchen from the office windows. Inset: Ample parking at the front of Fairways House.

Property Misdescriptions Act 1991 - Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primrose Oaks has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.) Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. Leaflet design by Chapel Design & Marketing Ltd 023 8033 3961 www.ichapel.co.uk

FairwaysHOUSE®

Approx 300sq. ft. - 4,000 sq. ft. (27.87 sq. m. - 371.60sq. m)
with allocated on-site parking



ACCOMMODATION

Suites are available in varying sizes from 300 Sq.ft. up to 4,000 Sq.ft.
Space can be altered to meet incoming tenant's specific occupational needs.

TERMS

Flexible lease/licence packages available to suit occupier's requirement.
Rents are exclusive of rates, VAT & service charge.
Service charge levied to cover maintenance, cost of heating/cooling,
on-site staff, repairs etc.



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