Offices For Sale

SELF-CONTAINED OFFICE BUILDING
8,830 SQ FT

Woollen Hall, Castle Way, Southampton, SO14 2AW.

- Self-Contained HQ Building
- Prominent Old Town Location
- Excellent Parking: 11 private secure spaces
- 5 minutes’ walk to West Quay Shopping Centre
- Potential for Residential Conversion STP
Location

Woollen Hall is situated on the west side of Castle Way, 15 minutes’ walk from the Railway Station and 5 minutes’ walk to the West Quay Shopping Centre. Castle Way has a mixture of office, residential and leisure uses, and is within a Conservation Area on the edge of the Old Town.

Southampton is well connected with the A33 providing access to the M271 in the West, and to the M27/M3 junction due north of the City.

London (Waterloo) is 74 minutes and Southampton (Eastleigh) Airport is only 6 minutes by Train from Southampton Railway Station.

Description

Woollen Hall is an attractive early 1990’s office building on ground and 2 upper floors with secure car parking for 11 cars, of which 8 are covered spaces.

Specification

- Suspended ceilings
- Recessed lighting
- Comfort cooling with Daikin units
- Male and female WC’s
- 8 person passenger lift

Accommodation

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq Ft (NIA)</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd</td>
<td>3,667</td>
<td>341</td>
</tr>
<tr>
<td>1st</td>
<td>3,728</td>
<td>346</td>
</tr>
<tr>
<td>G Reception</td>
<td>1,435</td>
<td>133</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>8,830</strong></td>
<td><strong>820</strong></td>
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Price

On application

EPC Rating:

To be confirmed

For further information or an appointment to view please contact:

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