



Suite 2a Webb House

Bridge Road | Park Gate | Southampton | SO31 7GE

£500 PCM



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Modern Serviced Offices To Let | From £500 - £1,250 Per Month | All-Inclusive Packages

Looking for a professional workspace without the hassle of managing multiple utility bills? Our modern serviced offices provide the perfect solution, offering flexible accommodation for businesses of all sizes in a welcoming and professional environment.

With offices available from just £500 to £1,250 per month, you'll benefit from a fully inclusive package designed to keep your business running smoothly, with no hidden surprises.



ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Please use the cover over your food!

MAKING

NESCAFÉ

PG

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Amenities

All offices are offered on a flexible 12-month rolling licence with your monthly rent including:

- Electricity
- High-speed broadband
- Telephone
- Secure entrance with intercom access
- Heating and air conditioning
- Cleaning of all communal areas
- Waste disposal within communal areas
- Allocated parking (subject to office size)
- Shared kitchen and modern washroom facilities
- Access to a bookable meeting room for client meetings and presentations

Whether you're a start-up looking for your first office, an expanding business needing additional space, or an established company seeking a professional base, these offices offer a flexible and cost-effective solution

Enjoy a secure, well-maintained business environment with excellent on-site facilities, allowing you to focus on what matters most—growing your business.

Offices available now from £500 to £1,250 per month.

Early viewing is highly recommended as availability can change quickly. Contact us today to arrange a viewing and find the perfect office for your business

The offices are expected to be available from September/October 2026. To secure a suite, a deposit equivalent to one month's licence fee is required prior to occupation. Monthly licence fee price is likely to be between £500-£1250 depending on the office size

Suite 2a

Size: 6m x 3.15m



Located on the first floor towards the front of Webb House, Suite 2a features an internal window and is currently used as a meeting room. This space could easily be adapted as a private office, storage area or combined with the adjacent Suite 3 to create a larger and brighter workspace.

Suite 3

Size: 9.55m x 3.6m

The largest office currently available, Suite 3 is situated on the first floor at the front of Webb House. The space comfortably accommodates four workstations and could easily support five or six desks if required. There is also the option to expand the office further by incorporating Suite 2a.

Suite 4

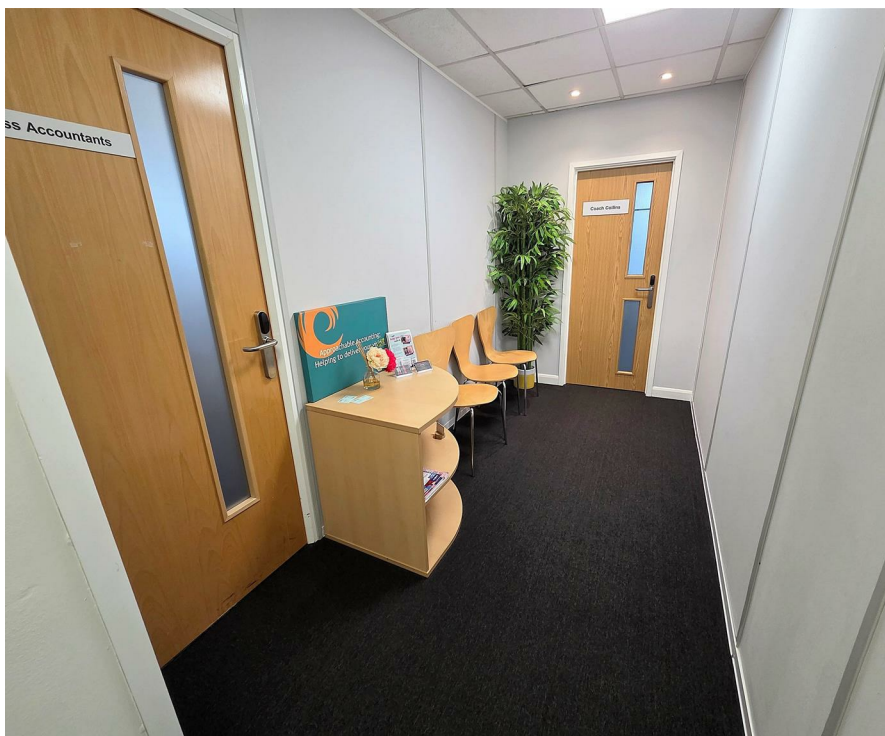
Size: 4.47m x 5m

Positioned on the first floor at the front of Webb House, above the Walker and Waterer office, Suite 4 benefits from a private entrance corridor leading into the main office area. This additional space is ideal for storage or shelving and the main office itself can comfortably accommodate two to three desks.

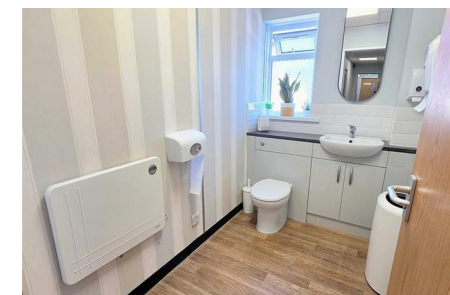
Suite 5

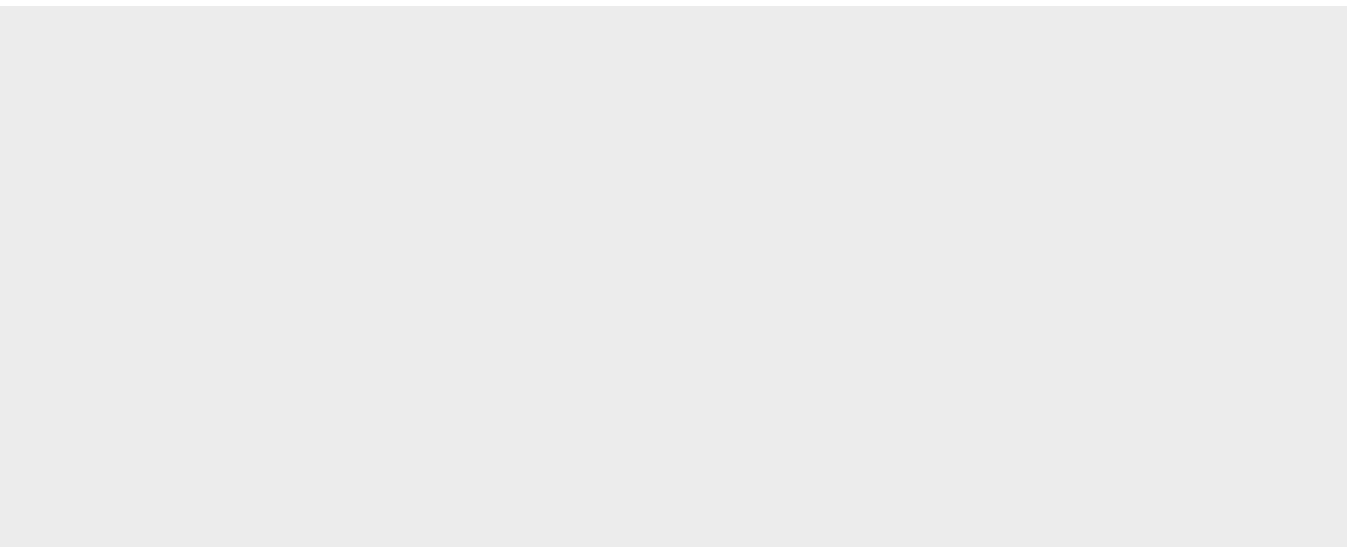
Size: 5m x 3.72m

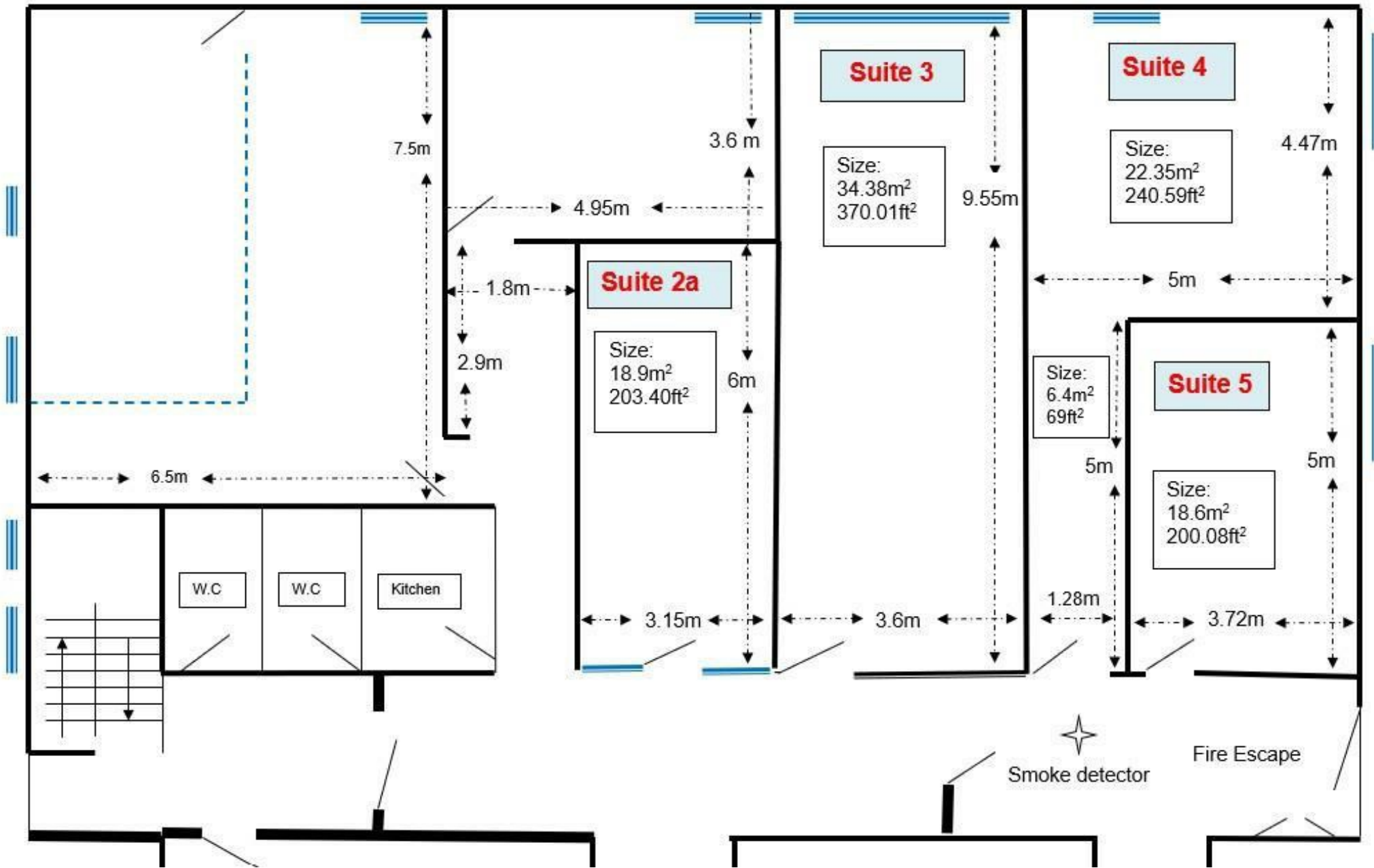
Suite 5 is the smallest office currently available and is located on the first floor towards the front side of Webb House, overlooking the Sainsbury's car park entrance. The office is ideally situated to a small business or team and can comfortably accommodate two desks.

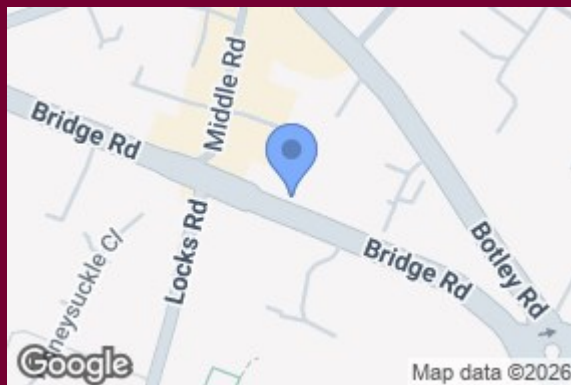
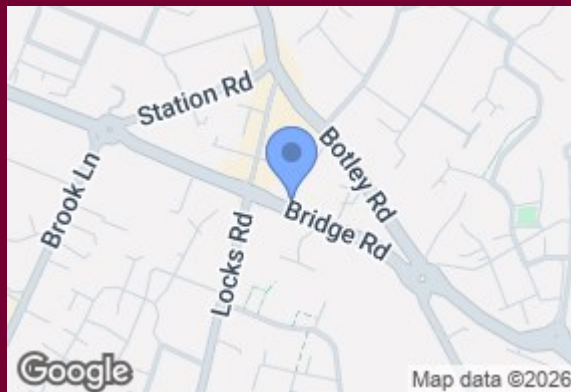


Tenure:
EPC Rating:
Council Tax Band: - £ Per
Annum









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

H3 Whiteley Shopping Centre
 Whiteley Way
 Whiteley
 Hants
 PO15 7PD
 01489 580800
 Whiteley@walkerwaterer.co.uk
 www.walkerwaterer.co.uk