

# PROPERTY PARTICULARS

**TO LET**

## Industrial Warehouse with Adjoining Offices

**10,019 sq ft (930.73 sq m)**

**3 Phase Power  
To Be Refurbished  
15 Car Parking Spaces  
Gated Secure Yard**



**Empress House, 129-155 Empress Road,  
Southampton, SO14 0JW**

Harbour Lights, Maritime Walk, Ocean Village,  
Southampton, SO14 3TL

[www.keygrove.com](http://www.keygrove.com)

Keygrove is the trading name of Keygrove Commercial Limited

Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



**LOCATION** Empress House is located on Empress Road which is accessed from the Thomas Lewis Way and Bevois Valley Road in a busy commercial area between Southampton city centre and Portswood about 1 mile to the north east of the city centre. Southampton International Airport Parkway railway station and Junction 5 of the M27/M3 are within 3 miles.

**DESCRIPTION** The property comprises a two storey, self contained office and an adjacent industrial warehouse. The warehouse has two roller shutter doors of 4.5 m high by 3m wide, offices at ground and first floor, a secure gated yard and three phase power. The lowest eaves height is 5 m. The offices benefit from adonised aluminium double glazing, gas central heating, suspended ceilings with some fluorescent and some LED lighting and perimeter trunking. There is partitioning which could be removed and there are WC's and Kitchens on both floors. The property is to be fully refurbished. There are 15 car parking spaces.

<b>ACCOMMODATION</b>	Approximate internal floor area		
	Office IPMS3 (Net Internal)	3,647 sq ft	338.81 sq m
	Warehouse gross internal	6,371 sq ft	591.92 sq m
	<b>Total</b>	<b>10,019 sq ft</b>	<b>930.73 sq m</b>

**TERMS** The premises are available on a new full repairing and insuring lease at an initial rent of £98,800 per annum exclusive.

**RENT** £98,800 per annum

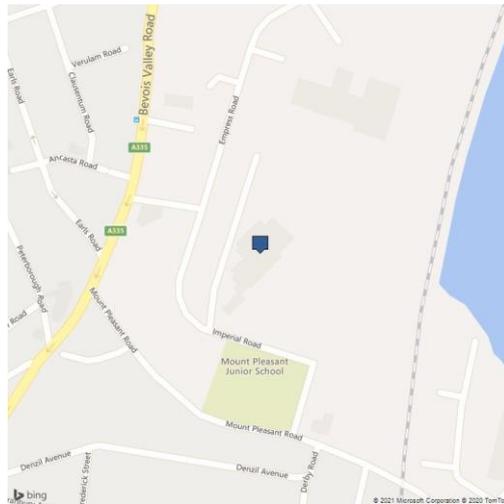
**RATES** To be assessed.

**EPC** EPC to be provided.

**LEGAL COSTS** Parties to pay their own legal costs.

**VAT** We are advised that VAT will be payable.

# Empress House, 129-155 Empress Road, Southampton, Hampshire, SO14 0JW



## VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

**Lauren Udall**

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Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966

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