



## Imperial House

18-20 KINGS PARK ROAD, SOUTHAMPTON, SO15 2AT

Fully Fitted Suite – High Spec

IMPERIAL  
HOUSE

**TO LET**

3<sup>rd</sup> Floor Fully Fitted Office Suite with High Specification  
Within a Prominent 4 Storey Office Building  
City Centre Location with Excellent Transport Links  
3,670 ft<sup>2</sup> (341 m<sup>2</sup>)

## Description

Imperial House is a prominent four storey office building based in central Southampton. Each floor is accessed via a communal entrance foyer utilising both lifts and stairs.

The third floor suite offers high quality, open plan offices with suspended ceilings, glass partitioning, private kitchen/breakout area and LED lighting. There are shower facilities and WC's on the floor.

## Specification

- 3<sup>rd</sup> Floor Suite
- Fully Fitted
- High Specification
- Open Plan Floor Plate
- LED Lighting
- Air Conditioning
- Private Kitchen
- Shower & WC Facilities
- Lift Access
- 4 Car Parking Spaces
- EPC Rating – B35



Floor Area	Sq Ft	Sq M
Third Floor Office Suite	3,670	341
<b>TOTAL</b>	<b>3,670</b>	<b>341</b>





## Location

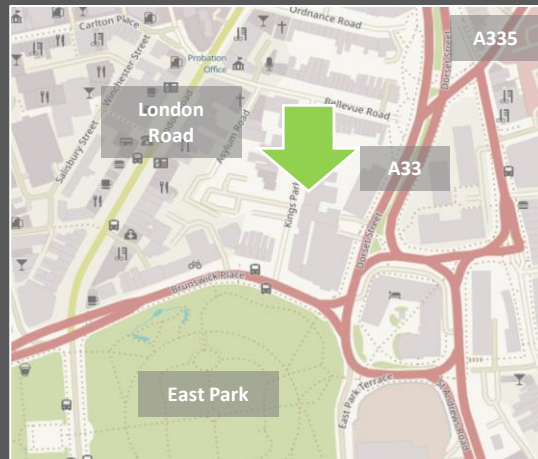
Southampton is the commercial centre of the South Coast, strategically positioned at the junctions of the M3 and M27 motorways. The city enjoys excellent road communications and direct rail links to London. Southampton International Airport is within easy driving distance. Kings Park Road is easily accessed from the A33 which meets with the M3 approximately 3 miles to the north. Thomas Lewis Way leads to junction 5 of the M27. Imperial House is in the heart of the main business district and within walking distance of the railway station, law courts and the main retail area of the city.

## Terms

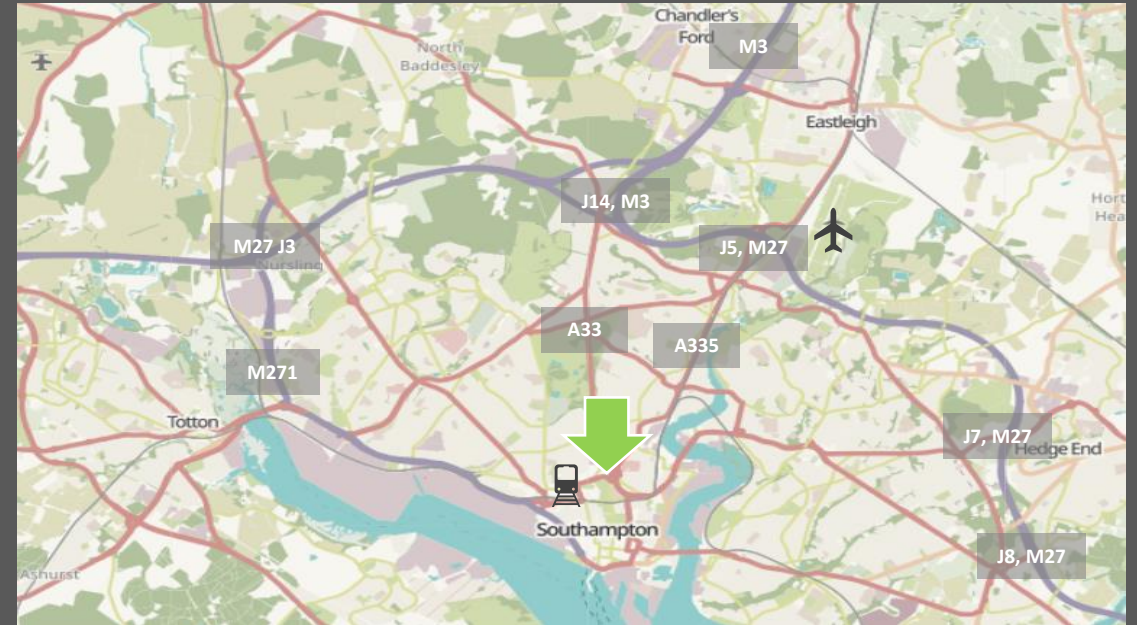
The property is available on a new lease from the landlord at a rent of £27.50 per sq ft. A service charge is payable – full details on request.

## Business Rates

The Rateable Value is £67,000 from April 2023. Occupiers are advised to confirm this on [www.voa.gov.uk](http://www.voa.gov.uk).



Destinations	Miles
Southampton Railway Station	0.7
Junction 5, M27	3.1
Junction 14, M3 (for M3/M25)	3.0
Southampton Airport	3.5
Southampton Civic Centre	0.4
London Road Amenities	0.2



Imperial House, 18-20 Kings Park Road, Southampton

SAT NAV: SO15 2AT

## VIEWING AND FURTHER INFORMATION

*Viewing strictly by prior appointment*

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