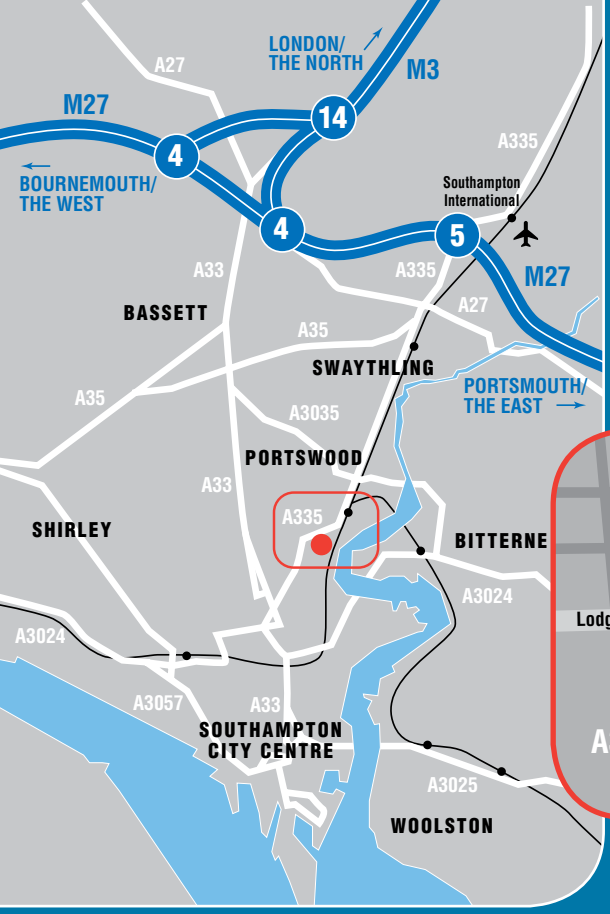
UNIT 1

itchen house

MODERN INDUSTRIAL/WAREHOUSE UNIT

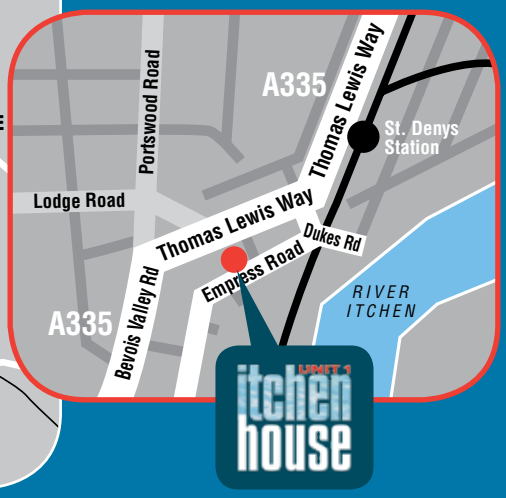
184 EMPRESS ROAD, SOUTHAMPTON

1,070 SQ M (11,515 SQ FT)
WITH 135 SQ M (1,455 SQ FT) MEZZANINE **TO LET**



Location

Itchen House is situated in Bevois Valley on the west side of Empress Road, 1 mile north east of Southampton City Centre. Access to the M27, Junction 5 is two miles to the north via Thomas Lewis Way (A335) and Dukes Road.



Description

Constructed in 2000, Unit 1 forms the left hand section of a steel portal frame industrial unit with brick elevation and aluminium framed windows to the two storey offices on the front elevation.
The pitched roof is clad in profile two skin and insulated metal sheeting with translucent light panels.
There is a concrete apron outside the loading door and the remainder of the site is finished in block paviers and enclosed with metal palisade fencing.

Amenities include:

- Minimum eaves height 6.11m (20')
- Loading door 3.94m wide x 4.79m high (12'11" x 15'9")
- High mounted gas fired radiant heaters and halogen lighting
- 19 car parking spaces
- Prestige fully fitted offices including executive's cloakroom, kitchen and shower room

Accommodation

	sq m	sq ft
Workshop	776.29	8,356
Ground floor office & reception	49.23	530
Ground floor offices & ancillary	158.73	1,709
First floor offices & ancillary	85.45	920
Gross internal floor area	**1069.70**	**11,515**
Mezzanine	135.14	1,455

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

Rent

On application.

Legal Costs

All legal costs are to be borne by the ingoing tenant.

Code of Practice

Highes Ellard supports the aims and objectives of the Code of Practice on Commercial leases in England & Wales and strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.

Viewing

Strictly by prior appointment through sole agents.

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