



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

Ground floor office suite with parking

Unit 1 Empress Heights, College Street Southampton
SO14 3LA



KEY FEATURES

Ground floor office suite

Self contained

1 car parking space

Open plan accommodation

Raised access floors

2,948 sq ft (273.86 sq m)

Central location

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Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

Unit 1 Empress Heights comprises a self-contained, ground floor office unit, with two disabled WCs

The space has been partitioned by the previous tenant to provide a combination of open plan and cellular accommodation, and they have also fitted two kitchen areas, the largest of which is at the eastern end of the unit, which has been partitioned off to provide a breakout area with wooden laminate flooring.

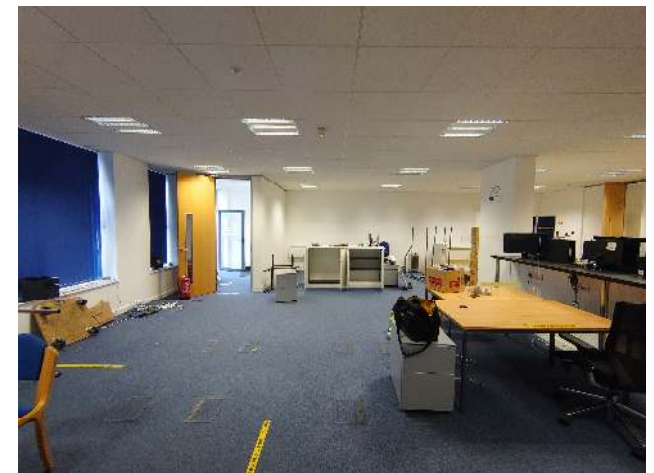
Specification

- Allocated, secure parking (1 space)
- Full access raised floors
- Suspended ceilings
- LG7 Smart lighting
- DDA compliant WCs
- Double glazed windows and doors
- Perimeter mounted electrical heating
- Fully self-contained

Accommodation

The property has been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Unit 1	273.86	2,948



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Terms

The suite is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

Rent

On application

Business Rates

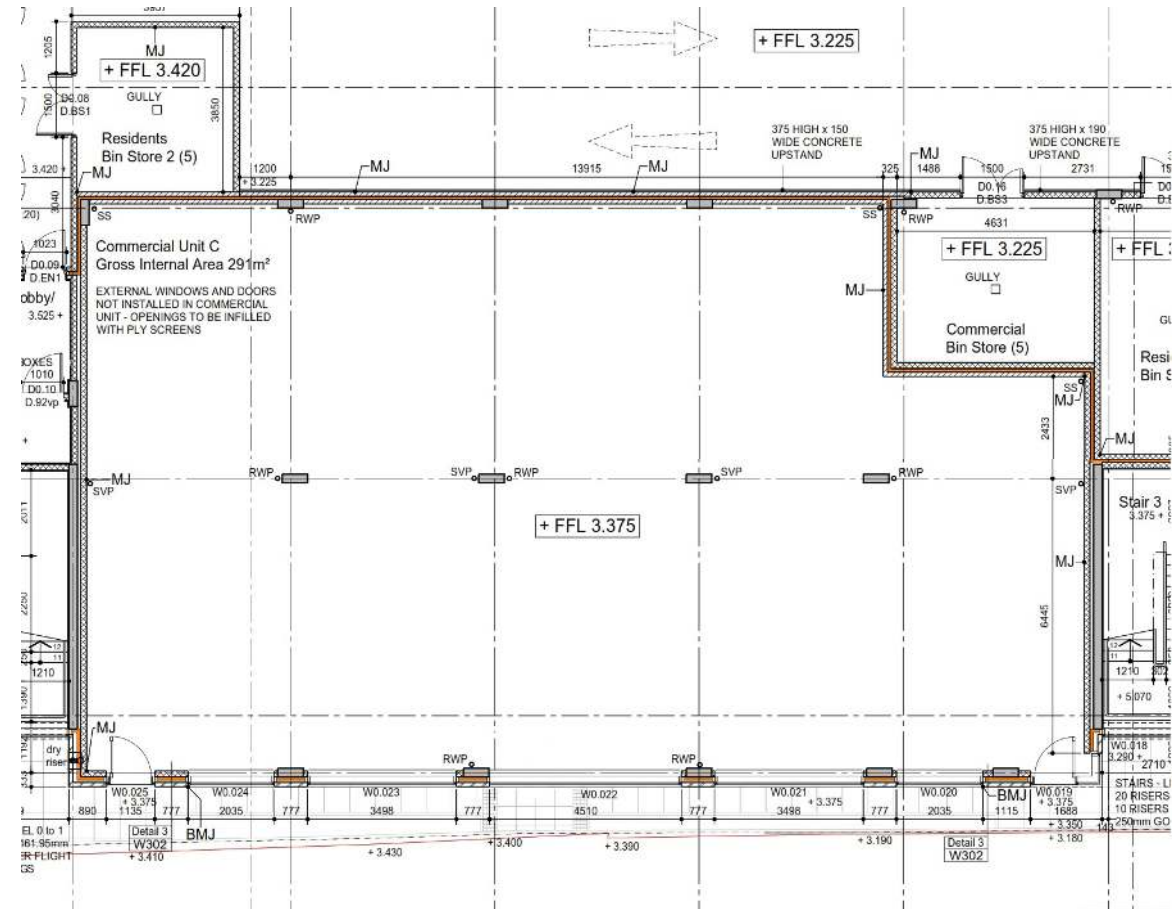
The premises are currently assessed as Offices and Premises with a 2017 Rateable Value of £43,500 making Business Rates payable for the 2020/2021 financial year £21,706.50.

Service Charge

There is a service charge for the communal running costs of the building together with estate management. Further information available upon request

VAT

We understand that the premises have been elected for VAT



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Location

Empress Heights is located in the heart of Southampton City Centre, at the junction of Threefield Lane and College Street. Oxford Street with its wide range of amenities, bars and restaurants is approximately 200 metres to the south, with Ocean Village also only a short distance, along with Southampton waterfront and the International Cruise Terminal.

The central location allows easy access to the east via the Itchen Toll Bridge, north via the A33 to M3 and M27 Motorways and west via the A33 leading to the M271/M27 motorways and New Forest.

On the south side of College Street there is a long stay car park with over 200 pay and display spaces. Local occupiers include Uber, D Young and Co and Arena.

Viewing

Strictly by appointment with the sole agents:

Jason Webb
Hellier Langston
023 8057 4513
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