

# For Sale To Let

- 3 Phase Power
- Close to amenities
- 15 Car Parking Spaces
- Gated Secure Yard



## Industrial Warehouse with Adjoining Offices

3,647 - 10,019 sq ft (338.81 - 930.77 sq m)

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

## Description

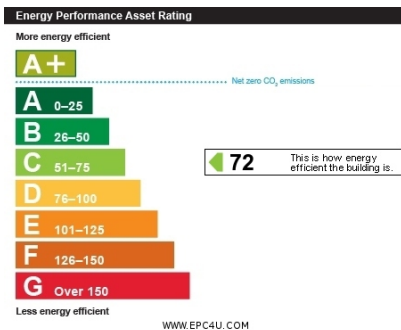
The property comprises a two storey, self contained office and an adjacent industrial warehouse. The warehouse has two roller shutter doors of 4.5 m high by 3m wide, offices at ground and first floor, a secure gated yard and three phase power. The lowest eaves height is 5 m. The warehouse is currently undergoing refurbishment. 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. There are 15 car parking spaces and a secure yard outside the warehouse.

## Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
Office	3,647	338.81
Warehouse	6,372	591.96
<b>Total</b>	<b>10,019</b>	<b>930.77</b>

## Energy Performance Certificate

EPC rating C72. A copy of the EPC is available on request.





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### Terms

Offers are invited in excess of £1,250,000.  
The premises are available on a new full repairing and insuring lease  
at an initial rent of £100,000 per annum exclusive.

### Service Charge

There is a service charge payable in respect of this property. Further  
information is available on request.

### Rates

To be assessed.

### VAT

We are advised that VAT will be payable.



## Location

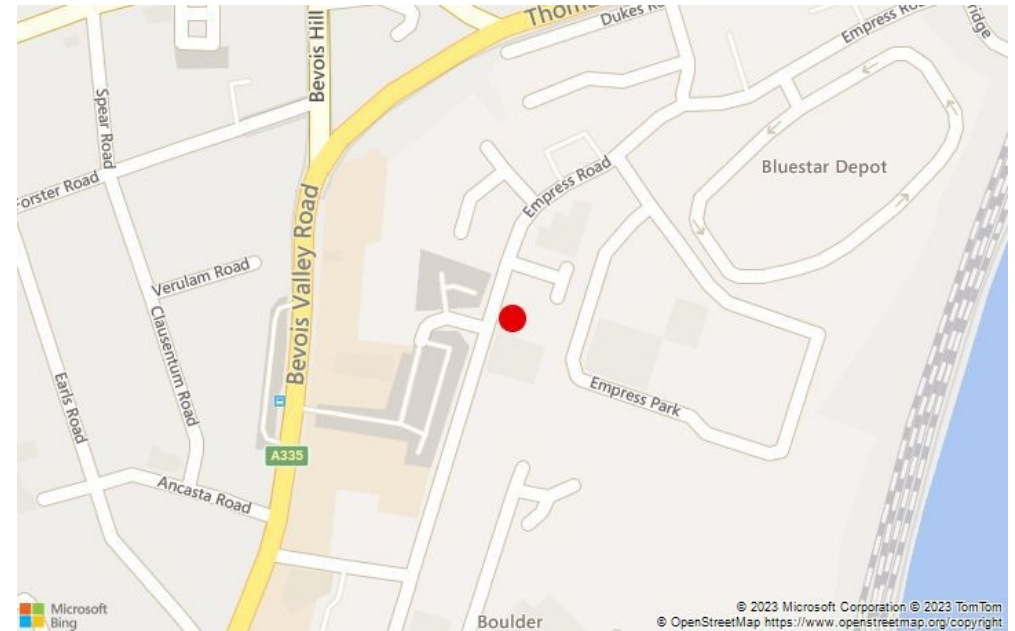
Empress House is located on Empress Road which is accessed from the Thomas Lewis Way and Bevois Valley Road in a busy commercial area between Southampton city centre and Portswood about 1 mile to the north east of the city centre. Southampton International Airport Parkway railway station and Junction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

*For all enquiries:*

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## Map



## 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. 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 incident 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 100064761

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