



**Lambert
Smith
Hampton**

02380 330 041

To Let

Industrial

Mid Terrace Industrial / Warehouse Unit

B2 Empress Park, Empress Road, Southampton SO14 0JX



- 8,292 Sq Ft (770.62 Sq M)
- Established Industrial Area
- Minimum Eaves Height 7.52m
- Electric Roller Shutter - 4.98m (w) x 5.50m (h)



Lambert Smith Hampton

3rd Floor, Enterprise House, Ocean Way, Southampton SO14 3XB T +44 (0)23 8033 0041

B2 Empress Park, Empress Road, Southampton SO14 0JX

Location

The property is located off Empress Road, an established industrial area accessed off the A335 Thomas Lewis Way. There are road links to Southampton city centre, The Docks and Junction 5 of the M27 leading to Southampton International Airport.

Junction 13 of the M3 is located within 4 miles of the property.

Description

The property comprises of a mid terrace industrial unit/warehouse of lower brickwork elevations and upper profile clad elevations beneath a steel portal framed roof.

Internally the unit benefits from an office, two WCs and an electric roller shutter door.

Externally there is an allocated area fit for storage or parking.

The premises benefit from the following features:-

- Electric roller shutter - 4.98m (w) x 5.50m (h)
- Minimum eaves height 7.52m
- 2 WCs
- Office
- Allocated parking
- Gas central heating

Accommodation

The property has been measured in accordance with the RICS Code of Practice (6th Edition) as follows:-

Accommodation	Sq Ft	Sq M
Warehouse	8,195	761.57
Office	97	9.05
Total GIA	8,292	770.62

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

To be reassessed.

Terms

The premises are available on a new full repairing and insuring lease, incorporating periodic rent reviews.

Rent

£56,000 per annum.

EPC



Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Dan Rawlings
Lambert Smith Hampton
023 8071 3077
drawlings@lsh.co.uk

Adrian Whitfield
Lambert Smith Hampton
023 8071 3073
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Yard



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Site Plan

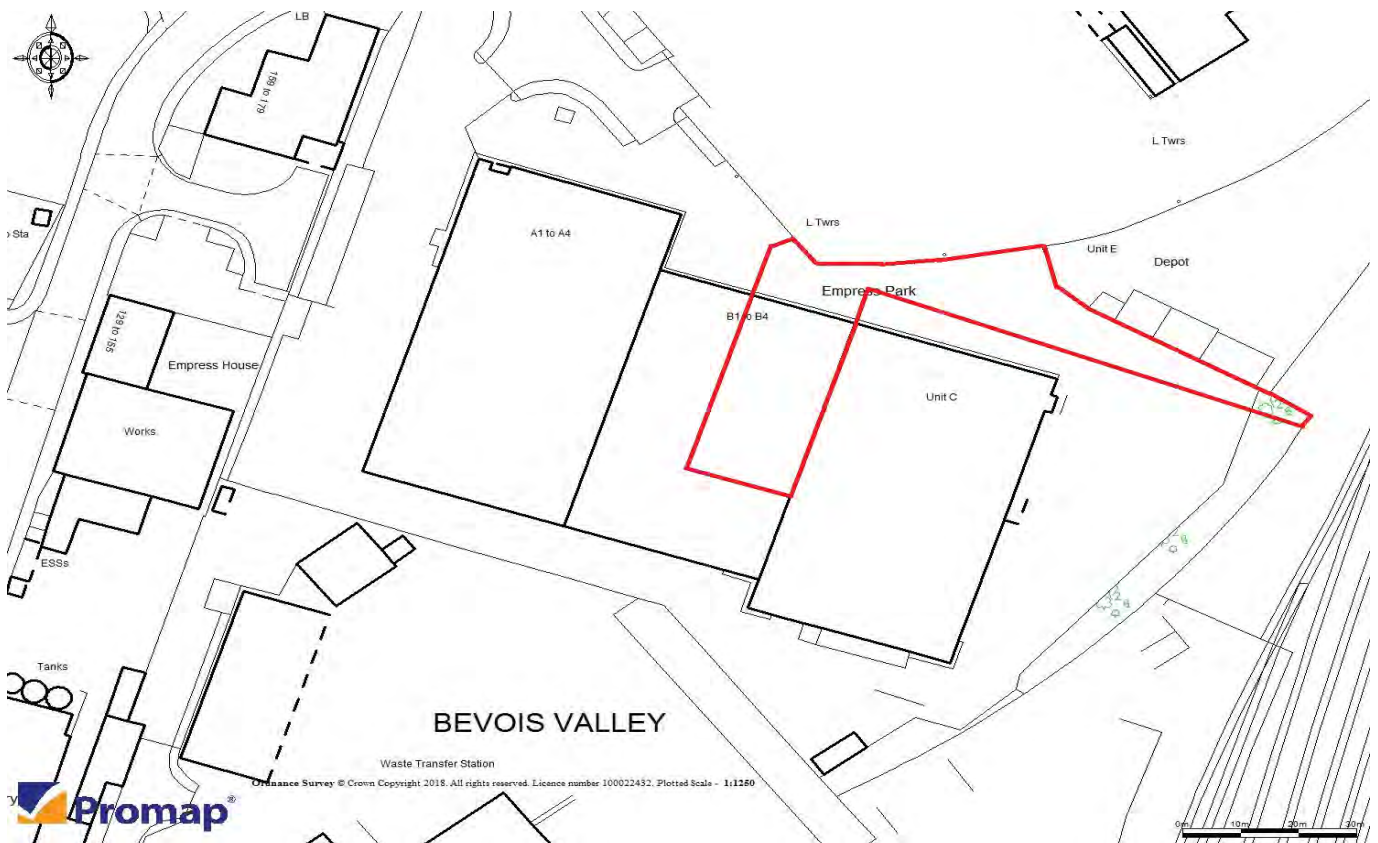


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Location Plan



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