

TO LET

High Quality Class 'E' Unit With
Mezzanine

Unit 1 Kimber House, 116 High Street, Southampton, Hampshire, SO14 2AA

Key Features

- Net Internal Area – 2,527 sq.ft (234.77 sq.m)
- Quoting Rent £40,000
- Large Glass Frontage
- X3 Allocated Parking Spaces
- Public Parking Available Nearby
- Excellent Transport Links
- Within 10 minute walking distance to Southampton Shopping Centre



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

The subject property is located on the High Street in the centre of Southampton within a lively dining and leisure area. West Quay Shopping Centre and Above Bar is located approximately half a mile north and within 10 minute walking distance.

Description

The property comprises high quality office space on the ground floor, with partitioned walls creating ideal office and board room space. The mezzanine first floor provides a large open plan office, ideal for any business wanting a cohesive environment to operate in.

Additional benefits include ample storage space, kitchen, W/C facilities. Disabled access is important in most working environments, and this property offers an operational lift, so that access can be granted to the mezzanine level. Kimber House fronts the High Street of Southampton and provides good footfall for those businesses that want to advertise their services to the general public, and also benefits those companies that offer walk-in appointments.



What3words: **rank.pints.amuse**

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	1,286	119.45
First Floor	1,241	115.32
Total Net Internal Area	2,527	234.77

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £40,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

C (73)

Rateable Value

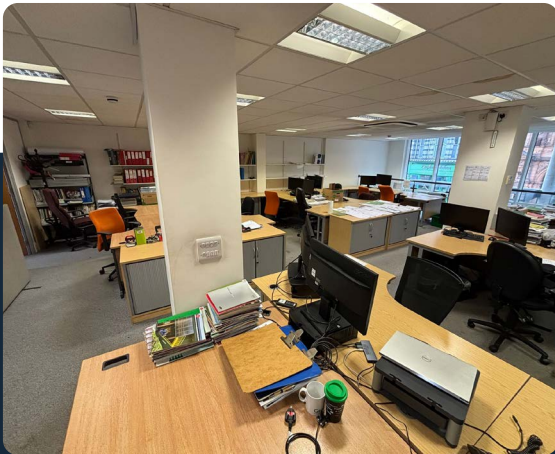
Rating

£33,250

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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