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Discounts Available



FLEXIBLE TERM OFFICE & BUSINESS UNITS

Acorn Business Park

Empress Road, Southampton SO14 0JY

TO LET

Units from 280 – 495 sq ft (26 to 46 sq m)

- Flexible 'easy in, easy out' occupational terms
- Inclusive terms
- Excellent communication links
- Allocated parking
- 150 KVA power supply

Expert property advice delivering competitive advantage

Acorn Business Park, Empress Road, Southampton SO14 0JY

Summary

Size Range	280 – 495 sq ft
Licence Fee	Circa £500 - £600 per month. Licence fee includes Estate Service Charge
EPC rating	Upon Enquiry

Specification

- Range of sizes
- Heating
- Lighting
- Bike storage
- Shower facilities
- CCTV
- Carpets to offices

Location

Acorn Business Park is located at the northern end of Empress Road and forms part of the established Empress Road business district. The site is approximately 1 mile to the north east of Southampton City Centre.

Access to the A335 Thomas Lewis Way via Horseshoe Bridge Road is within approximately 1/4 mile providing access to the Junction 5 of the M27. The Avenue (A33) can also be reached via Lodge Road and provides additional access to the M3 motorway to the north.

Description

Acorn Business Park comprises a new development fronting Empress Road providing 18 purpose-built workshops and 12 first floor offices. Power to the site is 150 kVA and all units/offices benefit from CAT 6 cabling.

Workshop Units 1-4 benefit from mezzanine floors, roller shutter doors and pedestrian access doors.

At first floor level, accessed via a central staircase /lift are 12 office suites of varying sizes with heating.

Each unit benefits from 1 allocated car-parking space with communal kitchenette, male, female and disabled WC facilities located on the ground and first floor.

Acorn Business Park benefits from on-site CCTV coverage and can be securely gated overnight. Communal shower facilities are present along with a cycle store and 5 motorcycle spaces



Viewing & Further Information

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Accommodation

The available accommodation comprises of the following

Unit Office	Sq ft	Sq m	Monthly Licence Fee	Weekly Licence Fee
19	344	32	£502	£116
20	355	33	£518	£120
21	344	32	£502	£116
22	355	33	£518	£120
24	355	33	£518	£120
26	344	32	£502	£116
28	280	26	£408	£94
30	366	34	£534	£123

Unit Workshop	Sq ft	Sq m	Monthly Licence Fee	Weekly Licence Fee
8			LET	
11	431	40	£538	£124
14*	495	46	£619	£143
15			LET	
16			LET	

*Unit 14 will potentially available in January 2021 – further details on request

Terms

The units are available by way of inclusive licences, which include the following:

- Licence fee
- Estate service charge

Business Rates and utilities (electric) are excluded from the licence fee. Licences are subject to a minimum term of 3 months, thereafter they may be terminated with 1 month's notice. At the start of the term, cleared funds amounting to a 5 week licence fee are required as a deposit and subsequent payments are payable monthly in advance by standing order. A monthly fee will be payable for internet/phone charges. A non-returnable deposit will be required to cover the cost and supply of the telephone.

Viewings

Strictly by appointment through the sole agents, with whom all negotiations must be conducted.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of

