



6 – 18 Empress Road
SOUTHAMPTON, SO14 0JU



TO LET

Industrial Unit/Warehouse with, Trade Counter, Office & Secure Yard
Located on a Popular Industrial Estate with easy access to both M27 & M3
12,661 ft² (1,176.26 m²)

Description

A prominent unit on the established Empress Road industrial area in Southampton. Empress Road provides a variety of industrial and trade counter space let to independent and national occupiers. 6-18 comprises a brickwork profile clad building with secure yard and additional parking to the front of the trade counter. There is a trade counter, ground floor meeting room and staff facilities, first floor offices and mezzanine storage.

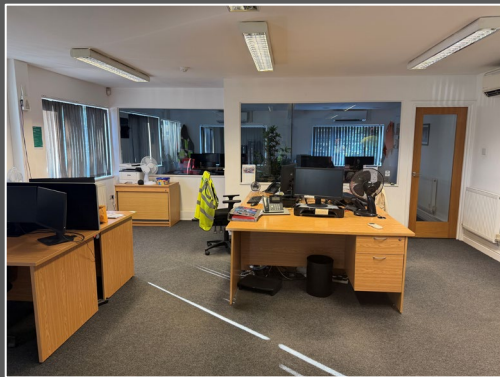
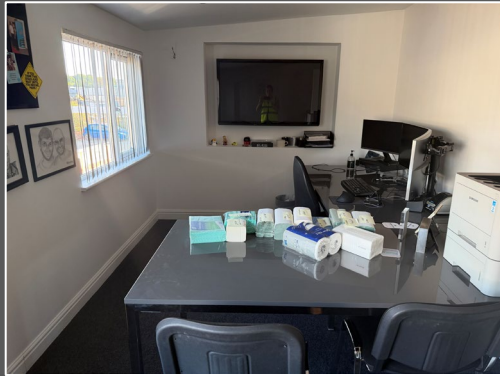
Specification

- 7m Eaves
- 4.67m Haunch
- 6.8m Ridge
- Manual Sidling Loading Door – 5.63m (w) x 4.45m (h)
- Manual Sidling Loading Door – 5.63m (w) x 4.89m (h)
- LED and Strip Lighting
- 3 Phase Electricity
- Ground Floor Trade Counter and Meeting Room
- First Floor Offices
- Mezzanine Storage
- Secure Concrete and Tarmac Fenced and Gated Yard to the side
- EPC Rating – TBC



Floor Area	Sq Ft	Sq M
Warehouse	7,391	686.62
Trade Counter, Meeting Room and Staff Facilities	1,249	116.05
First Floor Office	1,249	116.05
Mezzanine	2,772	257.56
Total	12,661	1,176.28







Aerial Imagery – Site Extent (rear small unit will be removed)

Location

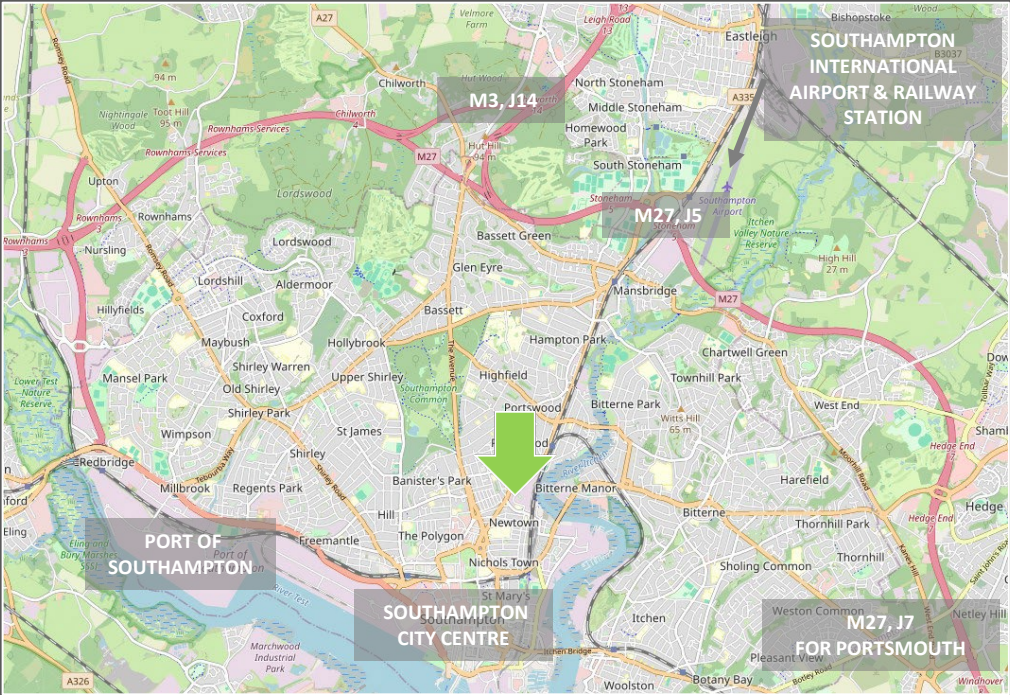
Empress Road is a well established industrial area located at the southern end of the A335 Thomas Lewis Way, which is the main connecting route from the M27 to Southampton City Centre. Junctions 14 of the M3 and Junction 5 of the M27 are all within approximately 2.5 miles. The property is located to the north east of Southampton City Centre, 4 miles from The Port of Southampton, 21 miles to the west of Portsmouth and 14 miles to the south of Winchester.

Terms

The property is available to let by way of a new full repairing and insuring lease upon terms to be agreed at a quoting rent of £115,000 pax.

Business Rates

Rateable Value - All enquiries to Southampton City Council. (<https://www.gov.uk/find-business-rates>).



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SAT NAV: SO14 0JU

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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