



Primmer Olds B.A.S

TO LET

Two Storey Building with Secure Yard

4A EMPRESS PARK, EMPRESS ROAD, NORTHAM, SOUTHAMPTON SO14 0JX

Key Features

- Open Plan Accommodation
 - Secure Yard / Parking
 - Prominent Position
 - Easy Access to M27 via J5
- GIA 4,618 sq ft (429.02 sq m)
- Scope for Various Uses (STP)
- 6 MONTHS RENT FREE (subject to terms)



Primmer Olds B.A.S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292



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www.primmeroldsbas.co.uk

4A Empress Park, Empress Road

DESCRIPTION

Empress Park is an established industrial location situated in Southampton just off the A335 (Thomas Lewis Way) which provides good access to junction 5 of the M27 motorway.

The subject property comprises ground floor and first floor open plan accommodation with the benefit of a fenced and gated secure yard/parking area. The unit has historically been occupied by a wide range of different uses therefore providing scope for various business types (STP).

The portacabins and containers within the yard area also available by way of separate negotiation.

ACCOMMODATION

Floors Areas	Sq Ft	Sq M
Ground Floor	2,309	214.51
First Floor	2,309	214.51
Total	4,618	429.01

Areas stated are measured on a Gross Internal Area and in accordance with the RICS Code of Measuring Practice 6th Edition



PLANNING

All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value £29,250

Source - voa.gov.uk

The 2020/2021 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation. *If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

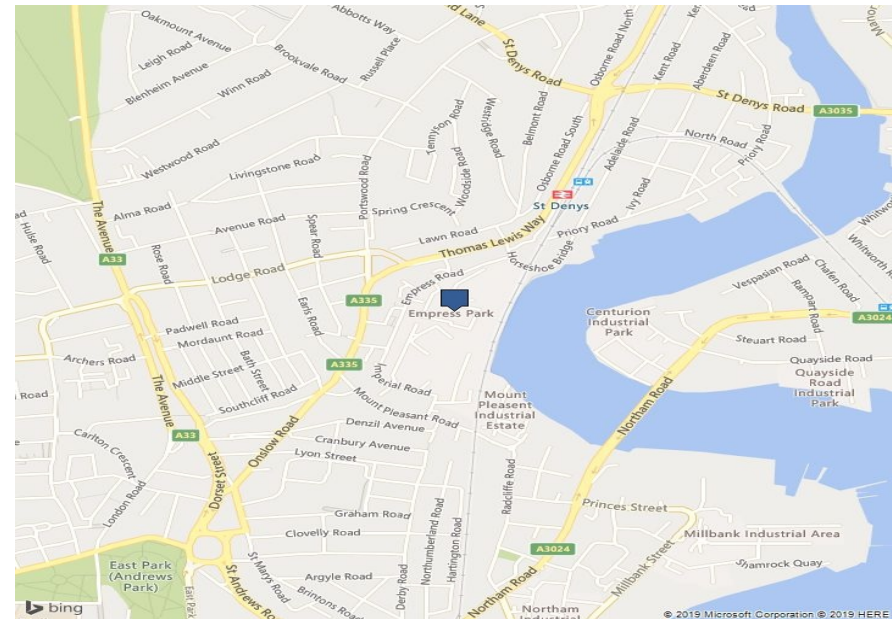
EPC

Asset Rating - E115

TERMS

Available by way of an Assignment of a Full Repairing & Insuring Lease originally granted for a term of 10 years from 29th July 2016 with a passing rent of £28,520 per annum. All rents are exclusive of rates, VAT (if applicable) and all other outgoings. The lease benefits form a tenant only break option on the 29th July 2023. **6 MONTHS RENT FREE (subject to terms)**

Note: There is to be a service charge levied to cover communal costs
Note: It is understood VAT is payable on rents.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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Roseanna Liddiard
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Property Misdescriptions Act 1991 - Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S. has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

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