

# ACORN BUSINESS PARK, EMPRESS ROAD, SOUTHAMPTON HAMPSHIRE SO14 0JY



## FLEXIBLE TERM OFFICE & BUSINESS UNITS TO LET



### KEY FEATURES

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

From 26 - 61 sq m – (280 - 657 sq ft)

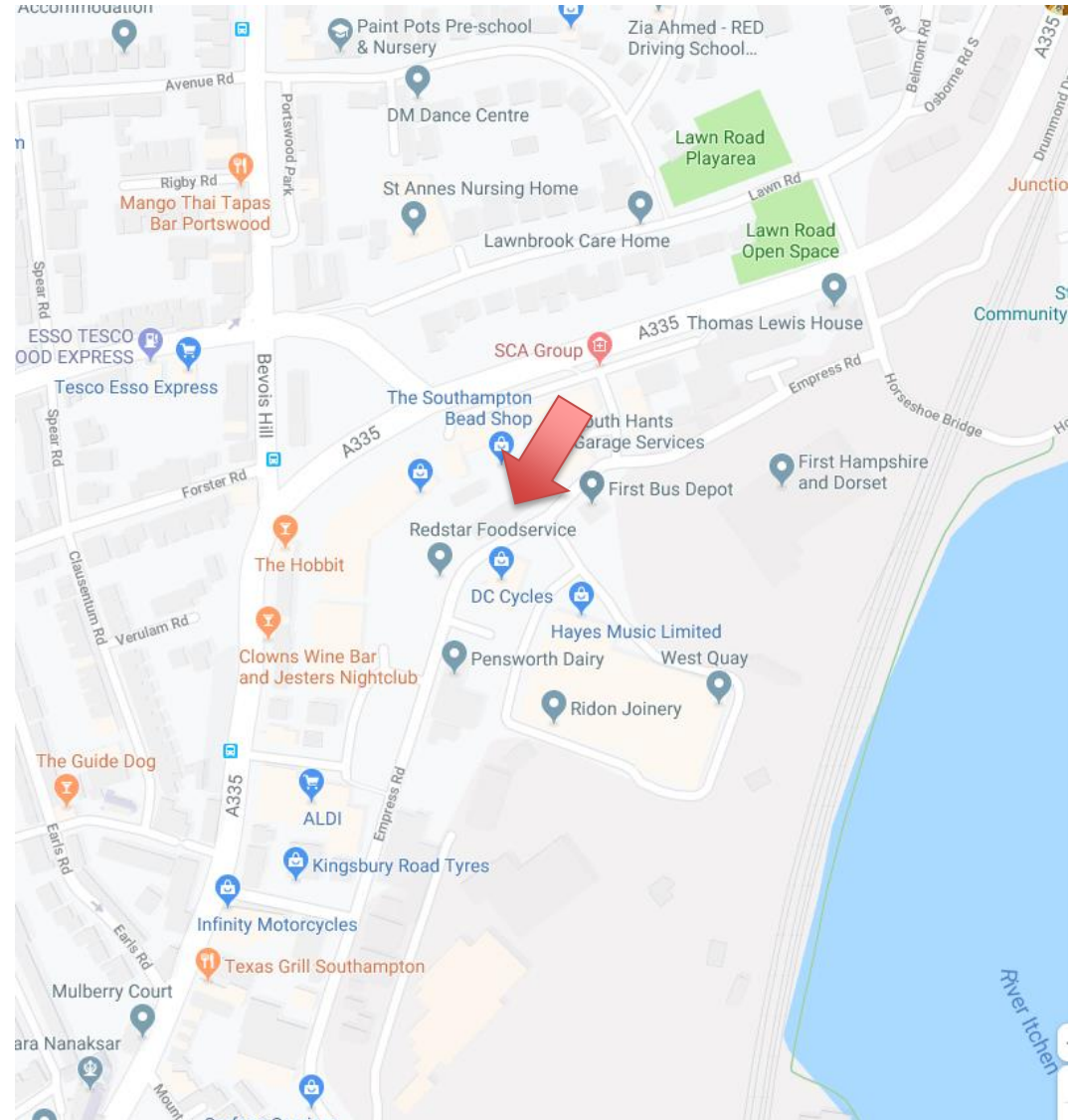
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## LOCATION

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.



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## 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.

## SPECIFICATION

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

## SUMMARY OF AVAILABLE ACCOMMODATION

Unit	m <sup>2</sup>	ft <sup>2</sup>	Monthly Rate	Weekly Rate
Unit 19	344	32	£502	£116
Unit 20	355	33	£518	£120
Unit 22	355	33	£518	£120
Unit 26	344	32	£502	£116
Unit 27	355	33	£518	£120

## TERMS

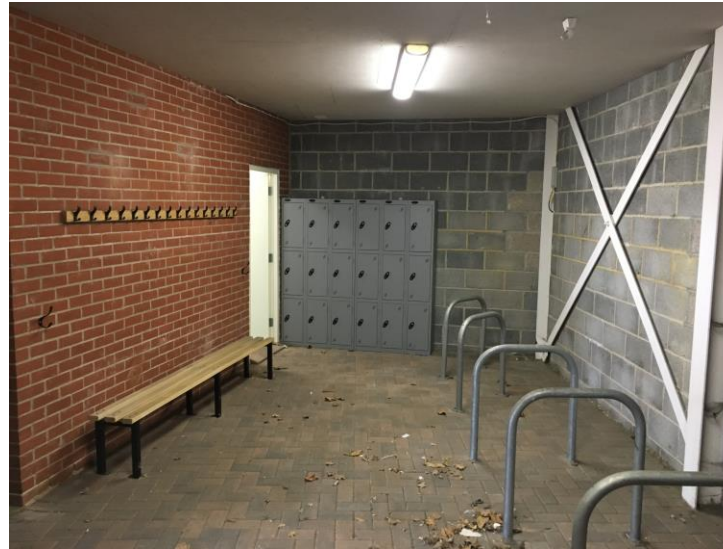
The units are available by way of inclusive licences, which include the following:

- 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.



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## VIEWING

Strictly by prior appointment through the agent, 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.

## EPC

TBC



## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going occupier satisfies themselves in this regard.

## CONTACT

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**SUBJECT TO CONTRACT**  
**October 2019**

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