



Ground Floor South

Hercules House, Merlin Quay, Hazel Road,
Woolston, Southampton SO19 7GB

TO LET

From 83.38sqm (897sq ft)
to 176.22sq m (1,896 sq ft)



**HELLIER
LANGSTON**

www.hlp.co.uk

02382 02211 southampton@hlp.co.uk

Ground Floor Office Suites

Description

The premises comprise a modern, purpose built, two storey office building with profile metal clad elevations under a mono pitched profile metal roof. Internally the space is divided into four wings, either side of a central core providing male female and disable WCs, as well as a large reception area on the ground floor.

The available space comprises two suites within the ground floor South Wing which can be combined.

Specification

- Carpeted
- Suspended ceilings incorporating flat panel LED lighting panels
- Tea / Coffee point
- Perimeter trunking
- Air conditioning
- Double glazing
- 9 car parking spaces

Accommodation

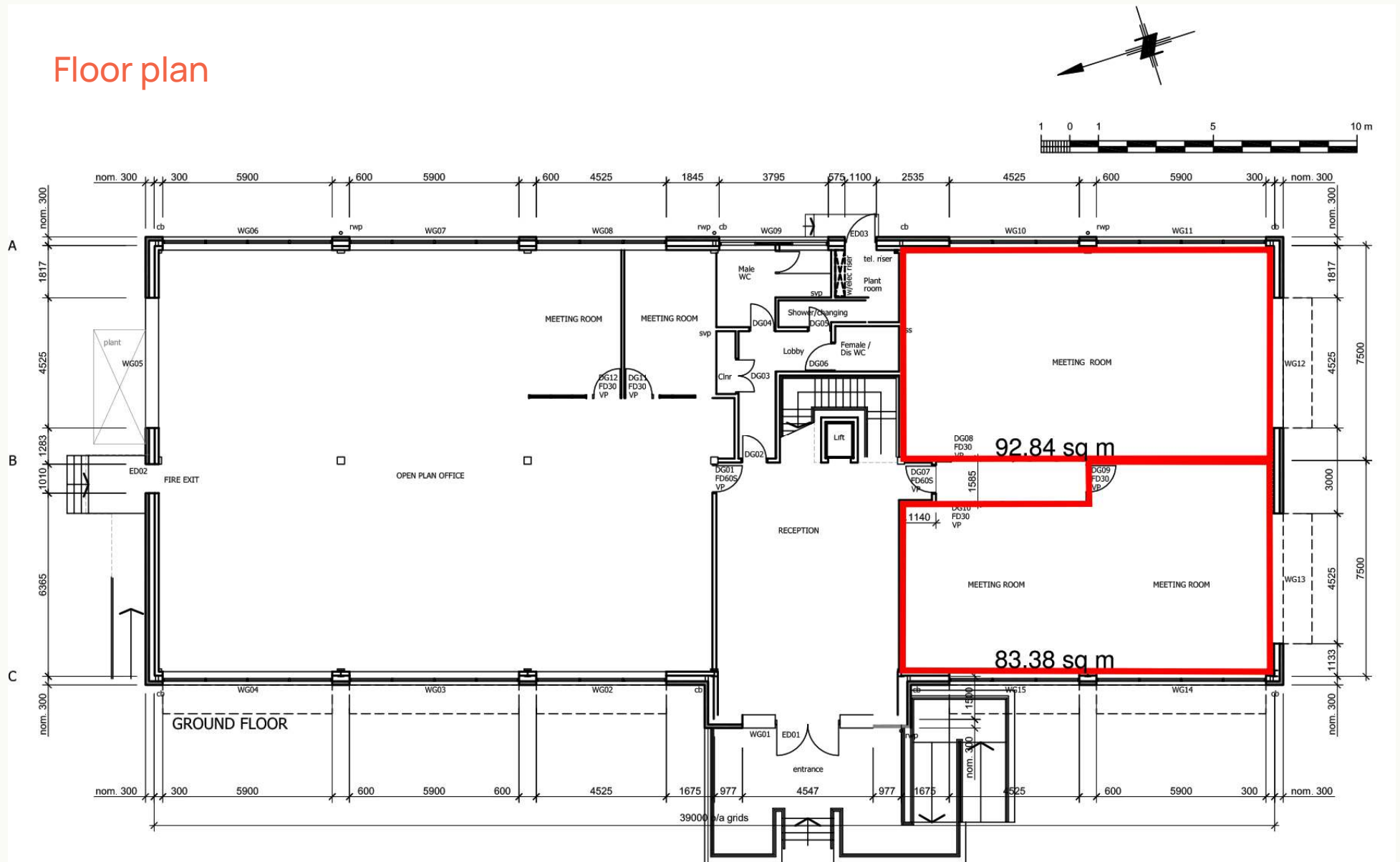
The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to NIA as follows:

	Sq m	Sq ft
Suite 1	92.84	999
Suite 2	83.38	897
Total	176.22	1,896



Ground floor office suites

Floor plan





Example of office space prior to refurbishment



Ground Floor Office Suites

Business Rates

To be reassessed

Terms

The premises are available by way of a new Effectively Full Repairing and Insuring lease for a term to be agreed.

Rent

Suite 1 £15,000 per annum exclusive VAT and all other occupational costs.

Suite 2 £13,500 per annum exclusive VAT and all other occupational costs.

Suites 1 & 2 £28,500 per annum exclusive VAT and all other occupational costs.

Service Charge

A service charge will be levied to cover the cost of external maintenance, cleaning and lighting of the communal areas as well as heating, lighting and small power within the suites. The current level is £7.50 sq ft.

Building Insurance

The Landlord will insure the Building and the Tenant must pay the insurance premium within 10 working days of demand.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

EPC

B-50

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Code for Leasing Business Premises

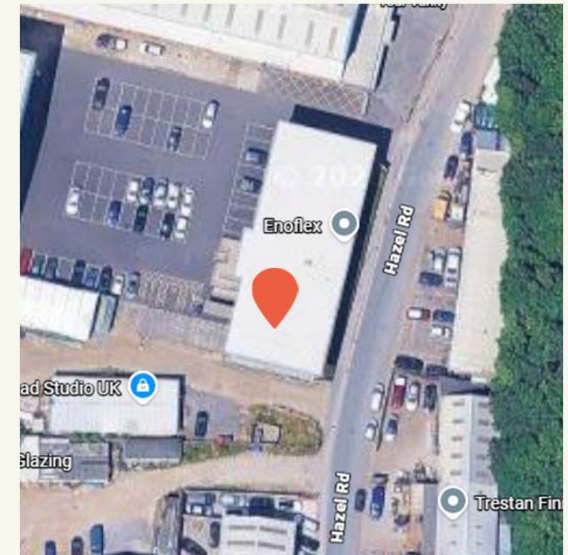
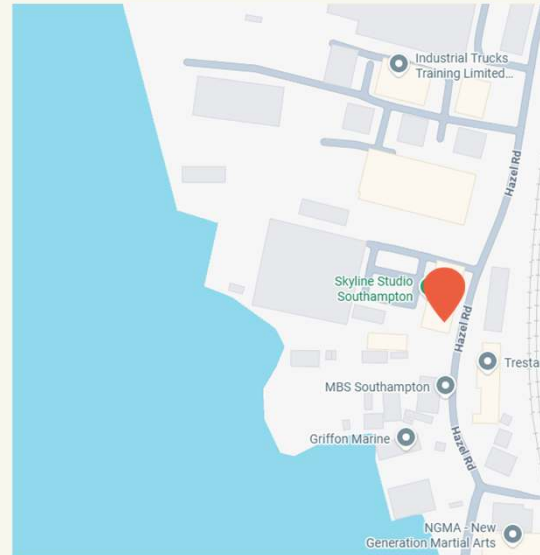
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

Location

Hercules House is located off Hazel Road, a traditional industrial and marine area of Southampton on the eastern side of the River Itchen.

Hazel Road links with Portsmouth Road which provides access to Woolston town centre via Bridge Road or on to the A325 Itchen toll bridge to Southampton to the west or continue on Portsmouth Road east through to junction 8 of the M27.

Hazel Road also links with Bridge Road and Peartree Avenue which provide access to Bitterne or through Thornhill north to junction 7 of the M27.



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Contact us

Direct your viewing requests and enquiries to:



Matthew Poplett

07971 824525
matt@hlp.co.uk



Jason Webb

07989 959064
jason@hlp.co.uk



Strictly by appointment with sole agents Hellier Langston