

FOR SALE

FREEHOLD - INDUSTRIAL PREMISES

2,404 SQ FT // 223.33 SQ M



HAMPSHIRE COMMERCIAL

goadsby

62 EMPRESS ROAD

SOUTHAMPTON, HAMPSHIRE SO14 0JU

SUMMARY >

- FREEHOLD
- END OF TERRACE
- 3 PHASE ELECTRICITY
- APPROXIMATELY 6 PARKING SPACES
- INTERNAL MINIMUM EAVES HEIGHT 4.4M

PRICE: £350,000



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Location

- The subject property occupies a corner plot along Empress Road, an established industrial and warehouse trading location in Southampton
- The property can be accessed via the A335 (Thomas Lewis Way) with direct access to Southampton City Centre approximately 1 mile away, and Junction 5 of the M27 approximately just over 2 miles away.
- St Denys Train Station is approximately 0.6 miles away

Nearby occupiers include:



Description

The industrial unit is configured with two mezzanines and two offices on the ground floor; WC facilities and a kitchen point also on the ground floor. The property has a manual roller shutter door and a concrete forecourt with parking to the front of the property. The unit also benefits from three phase power. As far as we are aware the unit benefits from Class E planning consent.

Accommodation

Total gross internal area approx.

Ground Floor	148.15 sq m	1,595 sq ft
Mezzanines	75.18 sq m	809 sq ft
Roller Shutter	Height - 3.39m	Width - 3.5m

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Price

£350,000

Rateable Value

£13,250 (from 1st April 2023)

Rates payable at 49.9p in the £ (year commencing 1st April 2025).

Legal Costs

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

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.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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