



# Unit 1 Empress Heights

College Street, Southampton SO14 3LA

**TO LET**

2,948 sq ft (273.86 sq m)



**HELLIER  
LANGSTON**

[www.hlp.co.uk](http://www.hlp.co.uk)

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# Open plan offices in landscaped grounds

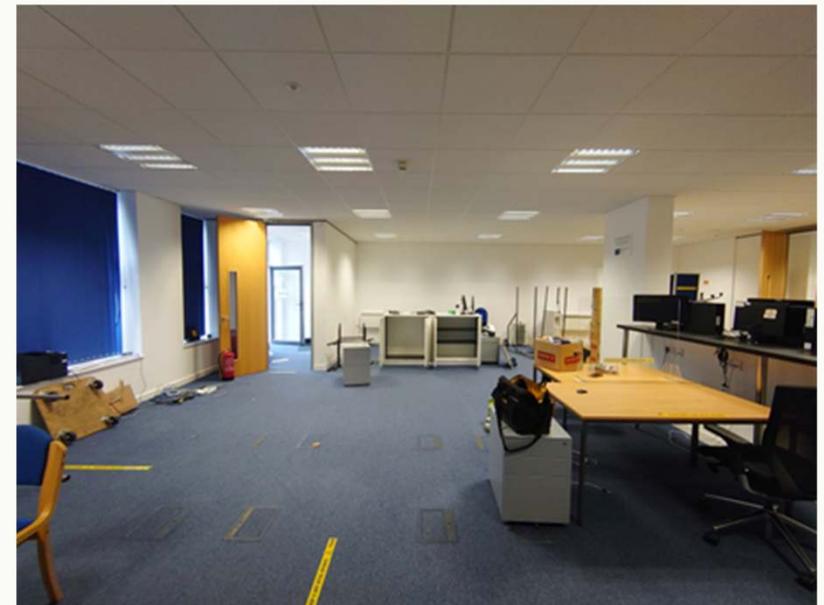
## Description

Unit 1 Empress Heights comprises a self-contained, ground floor office unit, with two disabled WCs

The space has been partitioned by the previous tenant to provide a combination of open plan and cellular accommodation, and they have also fitted two kitchen areas, the largest of which is at the eastern end of the unit, which has been partitioned off to provide a breakout area with wooden laminate flooring.

## Specification

- Allocated, secure parking (1 space)
- Full access raised floors
- Suspended ceilings
- LG7 Smart lighting
- DDA compliant WCs
- Double glazed windows and doors
- Perimeter mounted electrical heating
- Fully self-contained





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## 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
Part First Floor	273.86	2,948

## Business Rates

The premises are currently assessed as Offices and Premises with a 2026 Rateable Value of £64,000  
(Source: tax.service.gov.uk)

## Service Charge

A service charge will be levied, further detail upon application.

## EPC

C-58 (this expired in July 2025, with an updated one instructed)

## Terms

The suite is available by way of new effectively Full Repairing lease for a term to be agreed.

## Rent

£15.00 sq ft.

## VAT

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

## 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

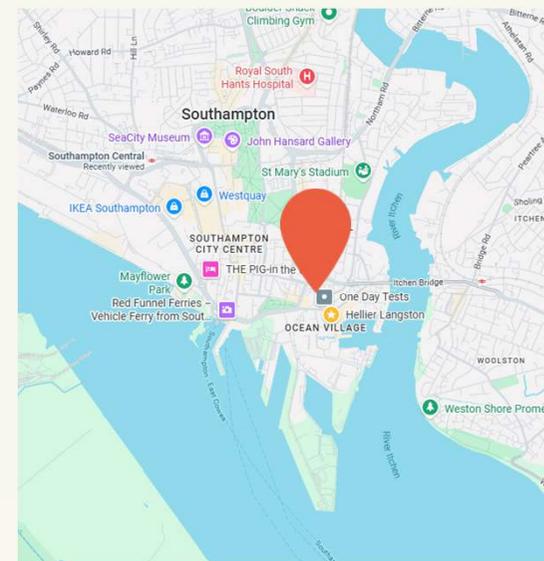
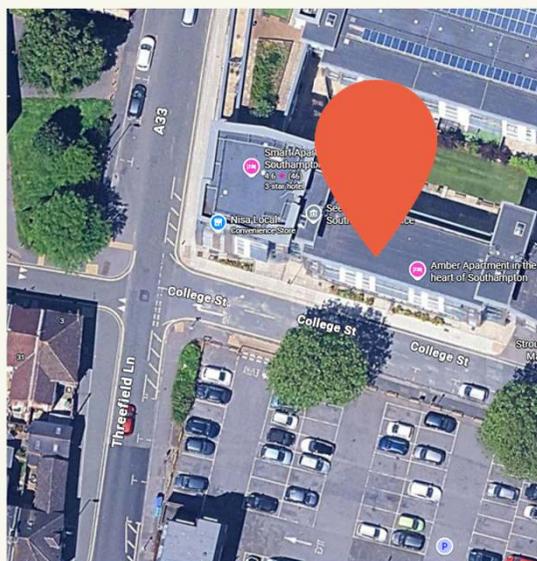
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## Location

Empress Heights is located in the heart of Southampton City Centre, at the junction of Threefield Lane and College Street. Oxford Street with its wide range of amenities, bars and restaurants is approximately 200 metres to the south, with Ocean Village also only a short distance, along with Southampton waterfront and the International Cruise Terminal.

The central location allows easy access to the east via the Itchen Toll Bridge, north via the A33 to M3 and M27 Motorways and west via the A33 leading to the M271/M27 motorways and New Forest.

On the south side of College Street there is a long stay car park with over 200 pay and display spaces. Local occupiers include Uber, D Young and Co and Arena.



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## Contact us

Direct your viewing requests and enquiries to:



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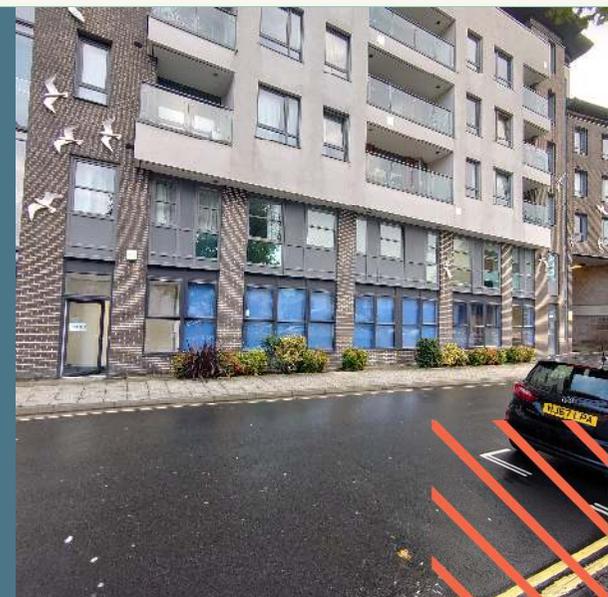
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Strictly by appointment with sole agents Hellier Langston