



RECENTLY REFURBISHED

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

OFFICE / INDUSTRIAL / WAREHOUSE TO LET
280 TO 495 SQ FT (26.01 TO 45.99 SQ M)



Summary

FLEXIBLE TERM INDUSTRIAL & BUSINESS UNITS

Available Size	280 to 495 sq ft
Rent	£20 per sq ft Licence fee
Business Rates	N/A
Service Charge	£2.50 per sq ft
EPC Rating	Upon enquiry

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



Location



Acorn Business Park Empress Road, Southampton, SO14 0JY

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.



Further Details

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.

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 1 year, but may be terminated with 3 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.

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.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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**Vail
Williams**

[View on our website](#)

Industrial Accommodation

The accommodation comprises the following (inclusive of service charge @ £2.50 psf) but exclusive of VAT:

Ground Floor Unit	Building Type	sq ft (mezz sq ft)	Rent per month	Availability
Unit 1	Industrial/Warehouse	409 (172)	£767	Vacant
Unit 2	Industrial/Warehouse	495 (237)	£928	Vacant
Unit 3	Industrial/Warehouse	495 (237)	£928	Vacant
Unit 5	Industrial/Warehouse	334	£626	Vacant
Unit 9	Industrial/Warehouse	431	£807	Vacant
Unit 10	Industrial/Warehouse	431	£807	Vacant
Unit 13	Industrial/Warehouse	420	£787	Vacant
Unit 14	Industrial/Warehouse	495	£928	Vacant

Office/Storage Accommodation

The accommodation comprises the following (inclusive of service charge @ £2.50 psf) but exclusive of VAT:

Mezzanine Unit	Building Type	sq ft	Rent per month	Availability
Unit 19	Office/Storage	344	£646	Vacant
Unit 20	Office/Storage	355	£666	Vacant
Unit 21	Office/Storage	344	£646	Vacant
Unit 22	Office/Storage	355	£666	Vacant
Unit 23	Office/Storage	355	£666	Vacant
Unit 24	Office/Storage	355	£666	Vacant
Unit 25	Office/Storage	355	£787	Vacant
Unit 26	Office/Storage	344	£646	Vacant
Unit 28	Office/Storage	280	£525	Vacant
Unit 30	Office/Storage	366	£686	Vacant