



**HOLLOWAY
ILIFFE &
MITCHELL**

Business Park, D1 (Non Residential Institutions),
Healthcare, Office
TO LET

RENT ONLY £10 PSF



Amplevine House, Dukes Road, Southampton, SO14 0ST

Prominent Roadside Detached Office

Summary

Tenure	To Let
Available Size	1,354 to 5,908 sq ft / 125.79 to 548.87 sq m
Rent	£10 per sq ft
Rates Payable	£38,144 per annum Please note the each floor is separately assessed.
Rateable Value	£75,500

Key Points

- Well located office close to M27 & rail network
- Secure modern building
- Secure parking
- Fully networked
- Open plan offices over three floors



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SOUTHAMPTON 023 8011 9977

Amplevine House, Dukes Road, Southampton, SO14 0ST

Description

The property is a detached three storey office building benefiting from ample allocated parking.

The subject office is self contained over three floors, which benefits from being predominantly open plan with a kitchen area on each floor along with WCs and wash hand basins. There is also parking to the front of the building and secure parking at the rear.

Location

The subject property overlooks Thomas Lewis Way and is accessed via Dukes Road which in turn leads to Empress Road. Empress Road leads to Thomas Lewis Way (A335) which leads south towards the centre of Southampton and north towards the M27 motorway network. Junction 5 of the M27 is 2.5 miles to the north with bus, rail and air travel all within the same distance.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Office	2,288	212.56	Available
1st - Office	2,266	210.52	Available
2nd - Office	1,354	125.79	Let
Total	5,908	548.87	

Specification

Air conditioned
Gas central heating
Cat 5 network cabling
Kitchen x 3
WC and wash hand basin
Suspended ceilings
Cat 2 lighting
Parking 28 spaces

Terms

Available on a new effective full repairing and insuring lease for a term to be agreed.

Business Rates

Rateable value £74,500 (each floor is separately rated)

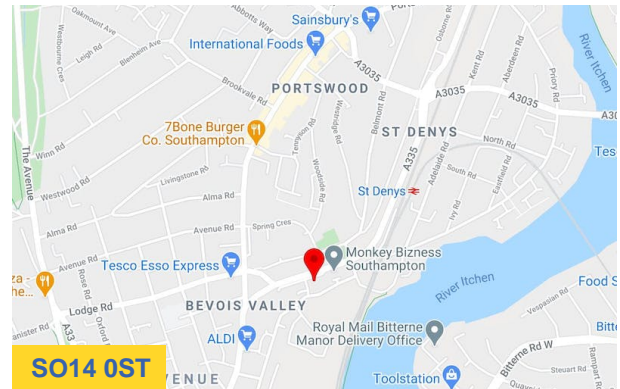
You are advised to confirm the rates payable with the local council before making a commitment.

Other costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping & management fees.
Additionally building insurance is also payable.
Each party to be responsible for their own legal costs incurred in the transaction.
Unless stated, all prices and rents are quoted exclusive of VAT.

Video

- Walk Through - <https://vimeo.com/684175097>



Viewing & Further Information

Tom Holloway

023 9237 7800 | 07887602603
tom@hi-m.co.uk

James West

02392 377800 | 07415438230
James@hi-m.co.uk

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