

PORT OF SOUTHAMPTON

REFURBISHED OFFICE ACCOMMODATION TO LET

28 to 159 sq m (300 to 1,712 sq ft)

Imperial House, West Bay Road,
Southampton, SO15 0RB

Available Property

Allocated on
site car parking

Good road, rail
and ferry links

Refurbished, air
conditioned offices



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Description

Imperial House is a detached building of brick elevations under a pitched roof. There is a secure entrance to both wings of the building. The units have been recently refurbished and benefit from underfloor or perimeter trunking, air conditioning and suspended ceilings with inset lighting. Unit 8B benefits from it's own kitchenette, 4 and 5 have a shared kitchen.

Location

Imperial House is set within Southampton Docks, just south east of the City Centre providing good road, rail and ferry links including regular ferry services to both the Isle of Wight and Hythe. The M3 and M27 are both within close proximity, accessed via The Avenue (A33) and Millbrook Road (A3024) respectively.

Road A33 – 2 km / 1.3 miles
M3 – 6 km / 3.8 miles
M27 – 6 km / 3.8 miles

Rail Southampton Railway Station – 1 km / 0.6 miles

Air Southampton Airport – 8 km / 5 miles

Ferry Isle of Wight Ferry – 2 km / 1.2 miles



Specification

- + On site car parking
- + Air conditioning
- + Suspended ceilings with inset lighting
- + Units 8B benefits from own kitchenette/lift
- + Underfloor/perimeter trunking

Rent

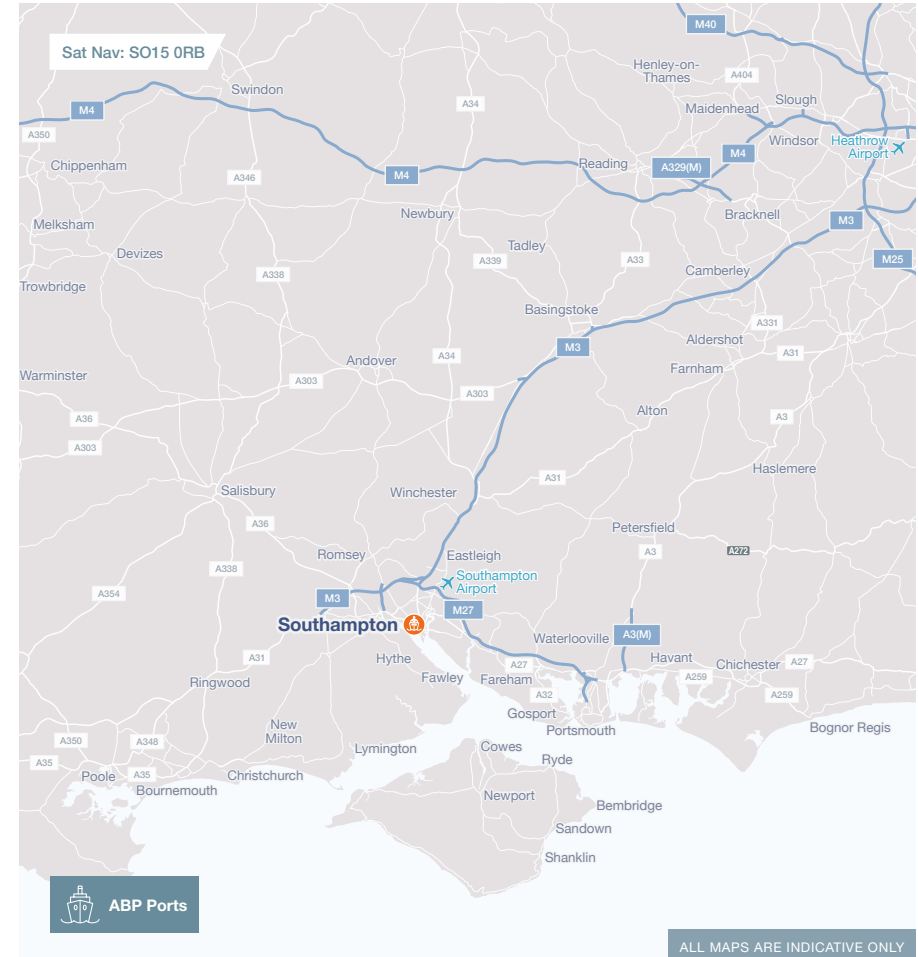
Unit 4 – £5,000 per annum exclusive
Unit 5 – £20,400 per annum exclusive
Unit 8B – £27,500 per annum exclusive

Tenure

Available on new full repairing and insuring leases for terms to be agreed.

Service Charge

To cover the maintenance of the building structure and common areas. Details available upon request.



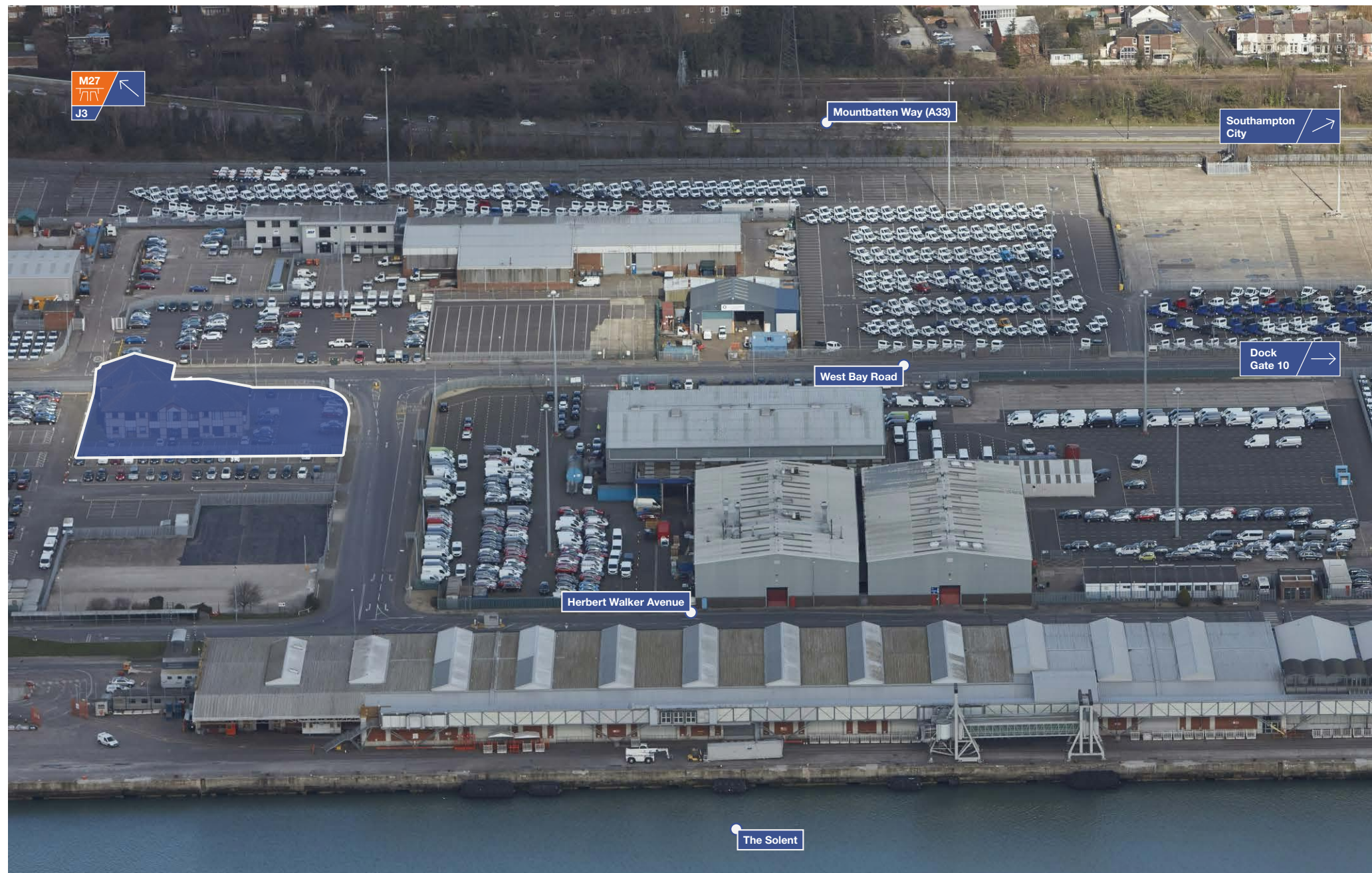
Accommodation

The property has been measured in accordance with the RICS Property Measurement 2nd Edition, as follows:

Unit 4	27.87 sq m	300 sq ft
Unit 5	117.89 sq m	1,269 sq ft
Unit 8B	159.05 sq m	1,712 sq ft

EPC Rating

Unit 4 – C
Unit 5 – TBC
Unit 8B – B



Rates

Rateable Values:

Unit 4 – £5,100

Unit 5 – £18,750

Unit 8B – To be assessed.

Rating assessment – voa.gov.uk

Uniform Business Rate is £0.466p (2017/18).

Any intending lessee must satisfy themselves as to the accuracy of this information.

For further information, or to arrange a viewing, please contact:

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Land Space Funding



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