

Unit 3 & 4

185 – 194, Empress Road, Southampton

SO14 0JY

TO LET

426.44sq.m. (4,590 sq. ft.) up to 1,183.18sq. m. (12,735 sq. ft.)

HELLIER LANGSTON

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Industrial/ Warehouse Unit Within Large Secure Yard

Description

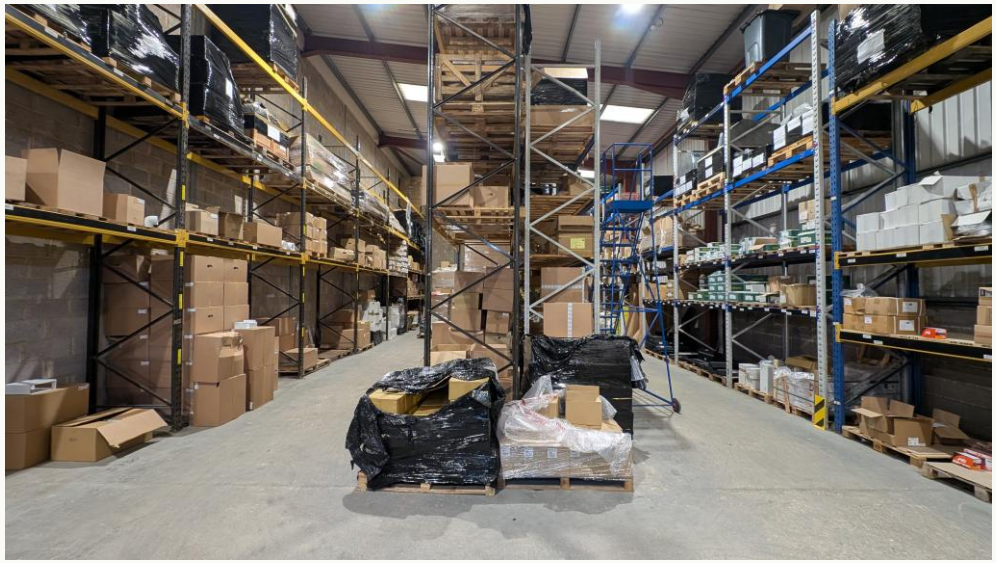
Units 3 & 4 form part of a terrace of units within a secure site. The premises were constructed in early 1990s and built with a steel portal frame, concrete warehouse floor with part brick, part full height glazed curtain walling and profile metal sheet clad elevations. The roof is clad with profile metal sheet and has 10% day light panels. Access to the unit is via two manual up and over insulated loading doors.

Internally Unit 4 has a large 1st floor office area which has been divided up into 9 separate rooms using partitioning. Beneath this first floor is a reception, separate Male and Female WCs and two further rooms without natural light.

Additional 1st floor offices are located within Unit 3 alongside a fully fitted kitchen. Beneath this area is a former trade counter with separate entrance with further WC's.

The warehouse area is clear span and is currently racked out alongside a large free standing mezzanine floor.

Externally we understand that an incoming tenant will be demised a forecourt area for loading and unloading as well as parking cars





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Specification

Warehouse

- Clear span warehouse
- Eaves height 6.91 m
- Ridge height 8.44 m
- 2 Up & Over manual loading doors (3.52m (w) x 4,45m (H))
- Mains water and drainage
- 3 phase electric supply
- LED warehouse lights

Ground & 1st floor office and ancillary area

- Perimeter trunking
- Air conditioning
- LED lighting and suspended ceiling
- Carpets
- Fully fitted kitchen / Break out area on first floor
- 9 partitioned offices
- Trade counter area
- WC's facilities

External

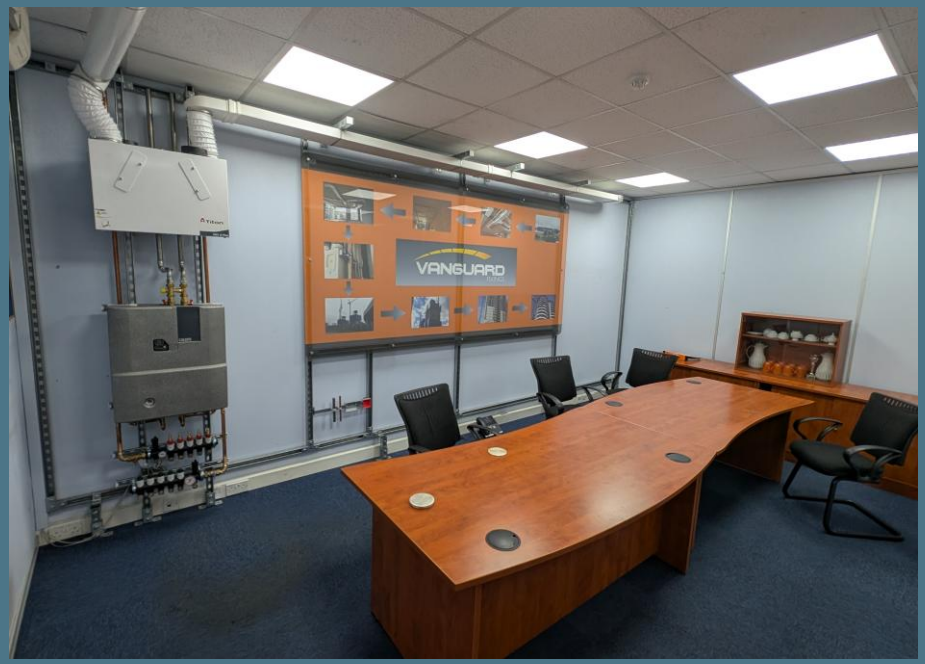
- Forecourt loading and car parking
- Secure site







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Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

	Sq m	Sq ft
Unit 4 Ground Floor reception, offices and warehouse area	213.22	2,295
Unit 4 1st Floor offices and Ancillary	213.22	2,295
Total Unit 4 GIA	**426.44**	**4,590**
Unit 3 Warehouse including Trade Counter area	595.08	6,406
Unit 3 1st floor office and kitchen	68.73	739
Free standing mezzanine	92.93	1,000
Total Unit 3 GIA	**756.74**	**8,145**
Total Unit 3 & 4 GIA	**1,183.18**	**12,735**

Business Rates

According to the Valuation Office Agency website the Rateable Value is £104,500 from Aprill 2026. The Rates Payable are £50,160 based on the current UBR.

Estate Charge

We understand that no service charge is currently charged.

EPC

D-83 (Subject to reassessment)

Terms

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

Rent

Unit 3 - £76,500
Unit 4 -£45,900
Unit 3 & 4 - £122,400

Rents quoted are per annum and exclusive of VAT, Business Rates, Service Charge and Building Insurance.

VAT

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

AML

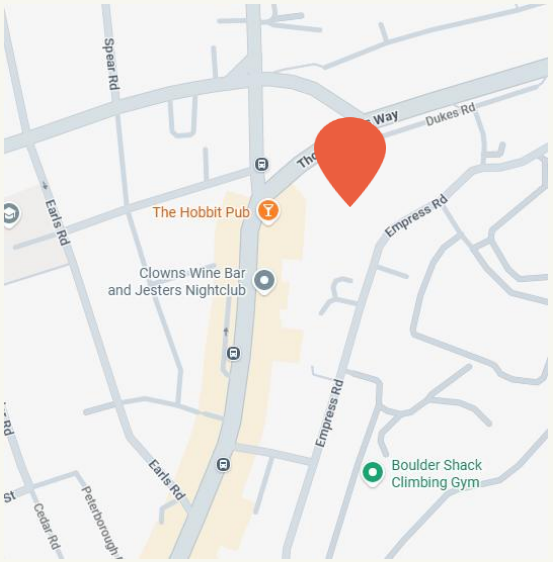
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

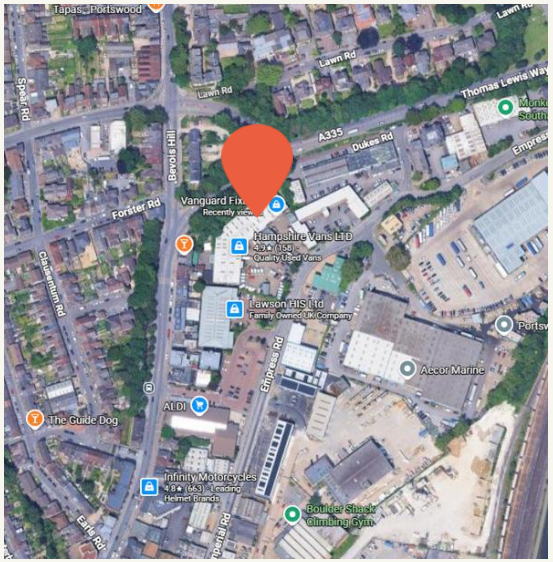
Code for Leasing Business Premises

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

The units are located on Empress Road within a secure site shared with 1 & 2. Empress Road links with the A335 Thomas Lewis Way giving access to the M27 motorway at Junction 5. Southampton International Airport and Southampton Parkway Station are also located on this junction. To the south Empress Road links to Onslow Road giving access to Southampton City and Southampton Docks





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Strictly by appointment with sole agents Hellier Langston