

# To Let

- Roller Shutter Door
- 3 Parking Spaces
- Easy Access to M27



  
**Keygrove**  
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**023 8063 5333**

Ground Floor Secure Storage Unit  
1,918 sq ft (178.18 sq m)

Unit 4A, Empress Park, Empress Road, Southampton, Hampshire, SO14 0JX

## Description

This is a ground floor secure storage unit which could also be used as office space. The property benefits from central heating, carpeted flooring, fluorescent lighting. There is a roller shutter access door (approximately 3.23m high x 3.91m wide). The minimum internal eaves height is approximately 3m.

## Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
<b>Total</b>	<b>1,918</b>	<b>178.18</b>

## Energy Performance Certificate

EPC rating E 115. A copy of the EPC is available on request.

## Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £15,500per annum exclusive.

## Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

## Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £26,500. We recommend that prospective tenants or purchasers verify this with the Valuation Office. Please note this is for the whole property. The ground floor will need assessing separately.





## Location

Empress Park is located on Empress Road which is accessed from Thomas Lewis Way and Bevois Valley Road in a busy commercial area between Southampton city centre and Portswood about 1 mile to the north east of the city centre. Southampton International Airport Parkway railway station and Junction 5 of the M27/M3 are within 3 miles.

*For all enquiries:*

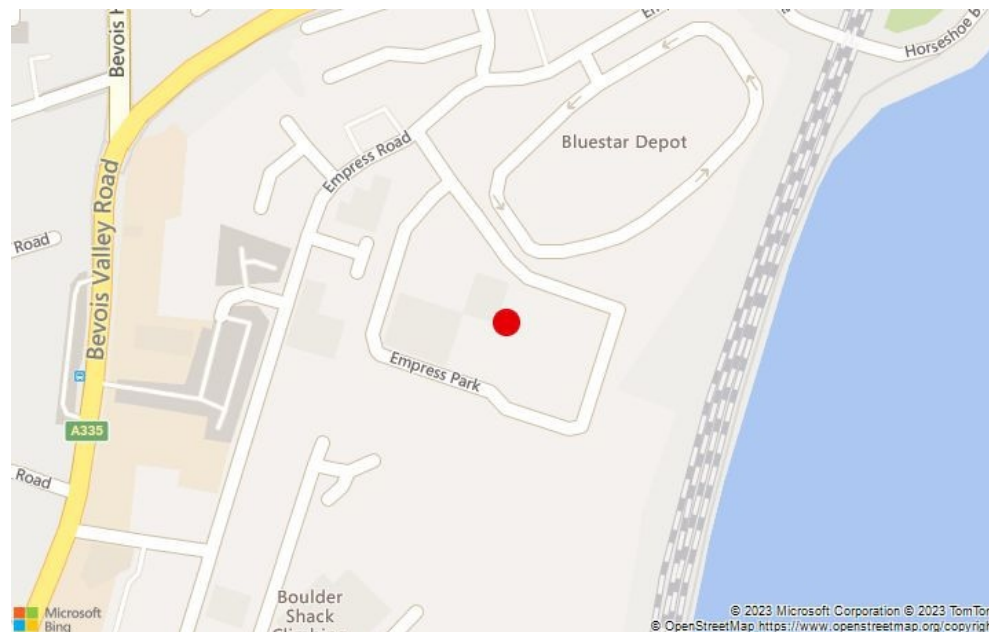
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## Map



## Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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