



**HELLIER
LANGSTON**
Commercial Property Consultants

FOR SALE or TO LET

Ground floor office suite with parking

Unit 4 Empress Heights, Threefield Lane, Southampton
SO14 3LA



KEY FEATURES

Ground floor office suite with
main road frontage

Self-contained

1 car parking space

Open plan accommodation

Raised access floors

819 sq ft (75.69 sq m)

To be refurbished

Call us on: **02382 022 111**
Visit: www.hlp.co.uk

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

FOR SALE or TO LET

Unit 4 Empress Heights, Threefield Lane, Southampton SO14 3LA

Description

The accommodation comprises a ground floor office suite within the Empress Heights development by Crest Nicholson.

The suite contains an accessible WC, and is mainly open plan with a partitioned coms room where a dedicated lease line is available

Specification

- Allocated, secure parking (1 space)
- Full access raised floors
- Suspended ceilings
- LG7 Smart lighting
- DDA compliant W/C's
- Double glazed windows and doors
- Perimeter mounted electrical heating
- Fully self-contained

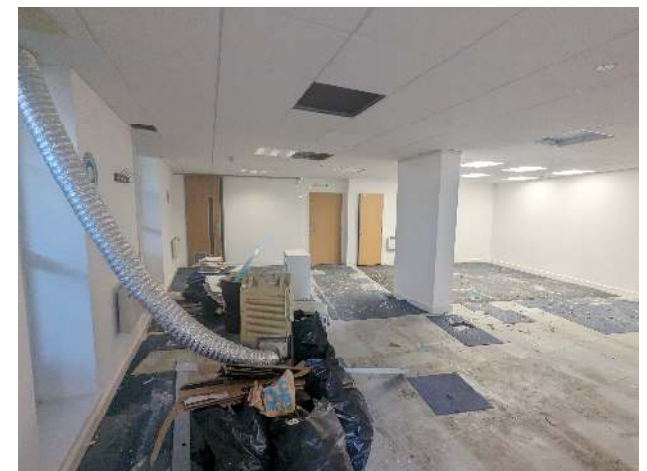
Accommodation

The property has been measured to Gross Internal Area as follows:

Floor	sq m	sq ft
Unit 4	75.69	819

EPC

C-64



Call us on: 02382 022 111 Visit: www.hlp.co.uk

FOR SALE or TO LET

Unit 4 Empress Heights, Threefield Lane, Southampton SO14 3LA

Terms

The suite is available by way of a new Full Repairing and Insuring lease for a term to be agreed. Alternatively the long leasehold interest is available.

Rent and Price

On application

Business Rates

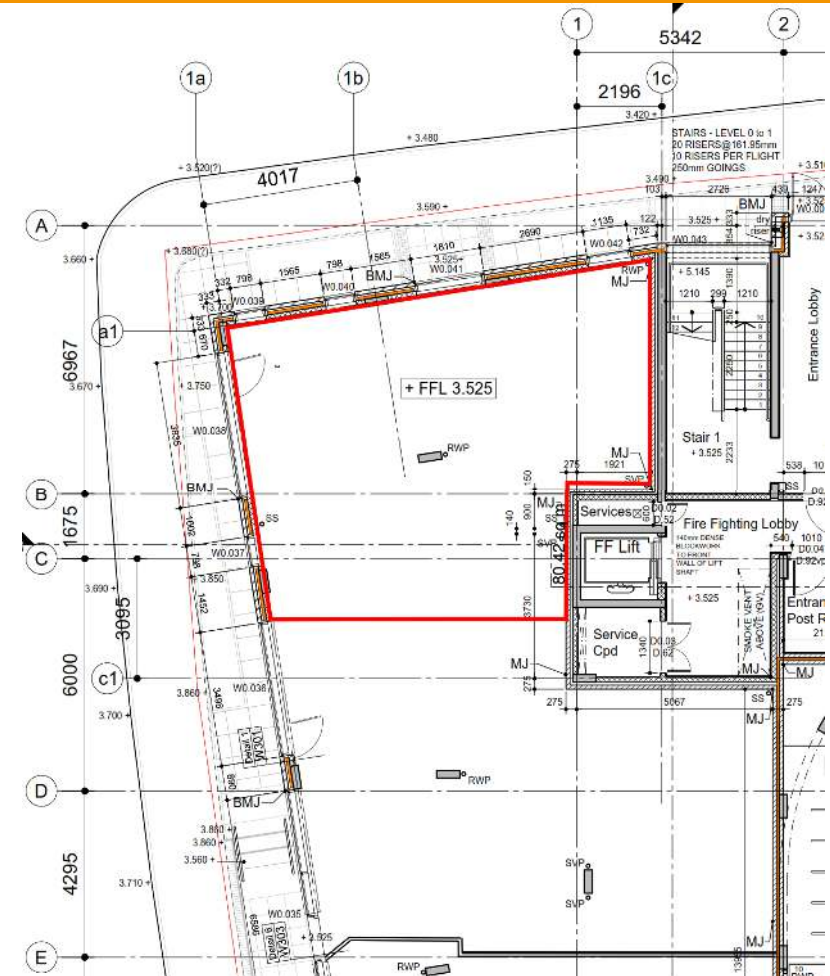
The premises are currently in two assessments, with proposed 2023 Rateable Value of £12,000.

Service Charge

There is a service charge for the communal running costs of the building together with estate management. Further information available upon request

VAT

We understand that the premises have been elected for VAT



Call us on: 02382 022 111 Visit: www.hlp.co.uk

FOR SALE or TO LET

Unit 4 Empress Heights, Threefield Lane, Southampton SO14 3LA



Location

Empress Heights is located in the heart of Southampton City Centre, at the junction of Threefield Lane and Richmond Street. Oxford Street with its wide range of amenities, bars and restaurants is approximately 200 metres to the south, with Ocean Village also only a short distance, along with Southampton waterfront and the International Cruise Terminal.

The central location allows easy access to the east via the Itchen Toll Bridge, north via the A33 to M3 and M27 Motorways and west via the A33 leading to the M271/M27 motorways and New Forest.

On the south side of College Street there is a long stay car park with over 200 pay and display spaces. Local occupiers include Ernst Young, D Young and Co and Arena.

Viewing

Strictly by appointment with the joint sole agents:

Jason Webb
Hellier Langston
023 8057 4513
jason@hlp.co.uk

Steve Williams
Realest
023 8202 2170
steven.williams@realest.uk.com



Call us on: 02382 022 111 Visit: www.hlp.co.uk



Jason Webb
d: 02380 574513
m: 07989 959064
e: jason@hlp.co.uk

Hellier Langston
Enterprise House
Ocean Village
Southampton
SO14 3XB
02382 022 111
www.hlp.co.uk



HELLIER LANGSTON
Commercial Property Consultants

02382 022 111
www.hlp.co.uk

Disclaimer: Hellier Langston Limited and its subsidiaries and their joint agents if any ("HL") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of HL or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise, provided shall not be relied on as statements or representations of fact or as all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of HL has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of HL or its employees or agents, HL will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HL (vii) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' drawings or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HL shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.