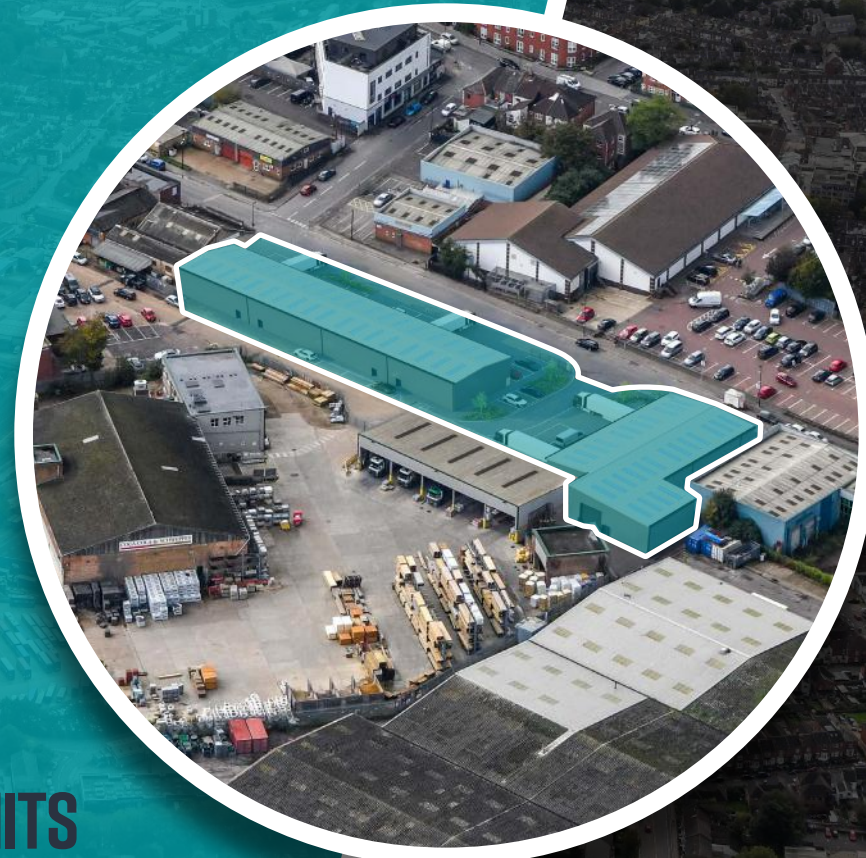


AVAILABLE Q2 2024

THE OLD DAIRY EMPRESS TRADE PARK SOUTHAMPTON SO14 0YW



TO LET
6 NEW INDUSTRIAL / TRADE COUNTER UNITS
FROM 1,518 SQFT TO 9,999 SQFT

Lambert
Smith
Hampton

THE OLD DAIRY

The Old Dairy is a brand new, strategically positioned industrial warehouse/trade counter development in a location of significant under supply.

The site offers 6 brand new units with the highest performance green credentials, situated in a highly accessible location.



On Site Car
Parking Spaces



High spec units with
min. 6m clear height
internally to u/s
haunch.



4.9m clear open
height of level
loading dock doors
to each unit.



Electric vehicle
charging point to
each unit



Designed to
accommodate
first floor tenant
mezzanine fitout



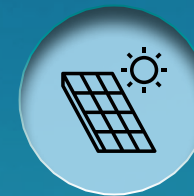
Targeting
EPC A



2.5m internal
blockwork wall lining
internally



Provision for internal
and external secure
cycle storage on site



Roof mounted PV
(Landlord supply)



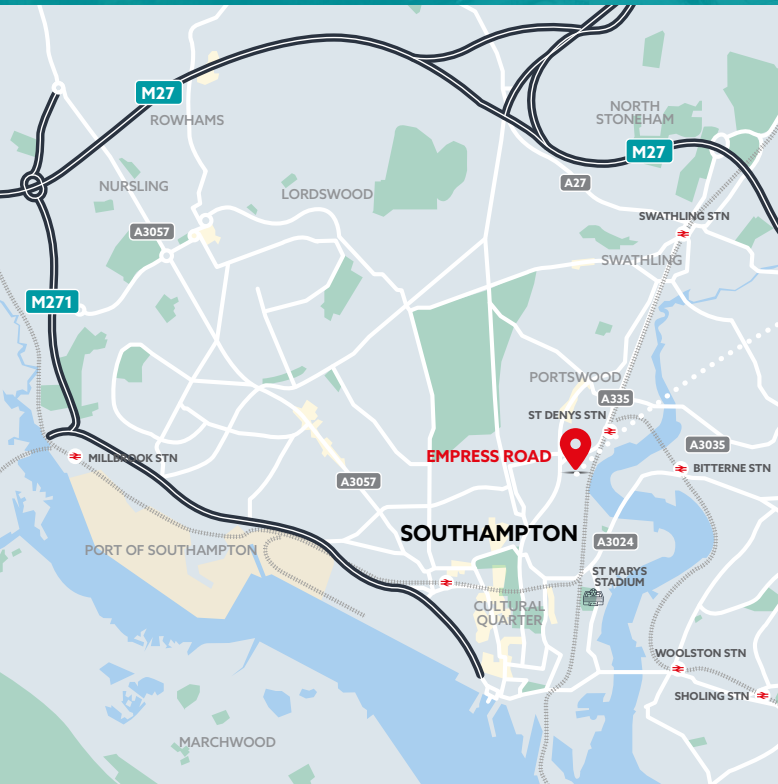
Natural daylighting
to warehouse
through rooflights



LOCATION

Empress Road is an established industrial/warehouse location. The site is surrounded by a mix of industrial and trade counter uses, with a large Aldi store situated opposite. Principal access to Empress Road is via the A335 Thomas Lewis Way, linking to Southampton city centre, approximately one mile distant, and J5 of the M27, approximately 2.4 miles to the north.

The site is within comfortable walking distance to both bus and rail services as well as Southampton's emerging cycle routes.





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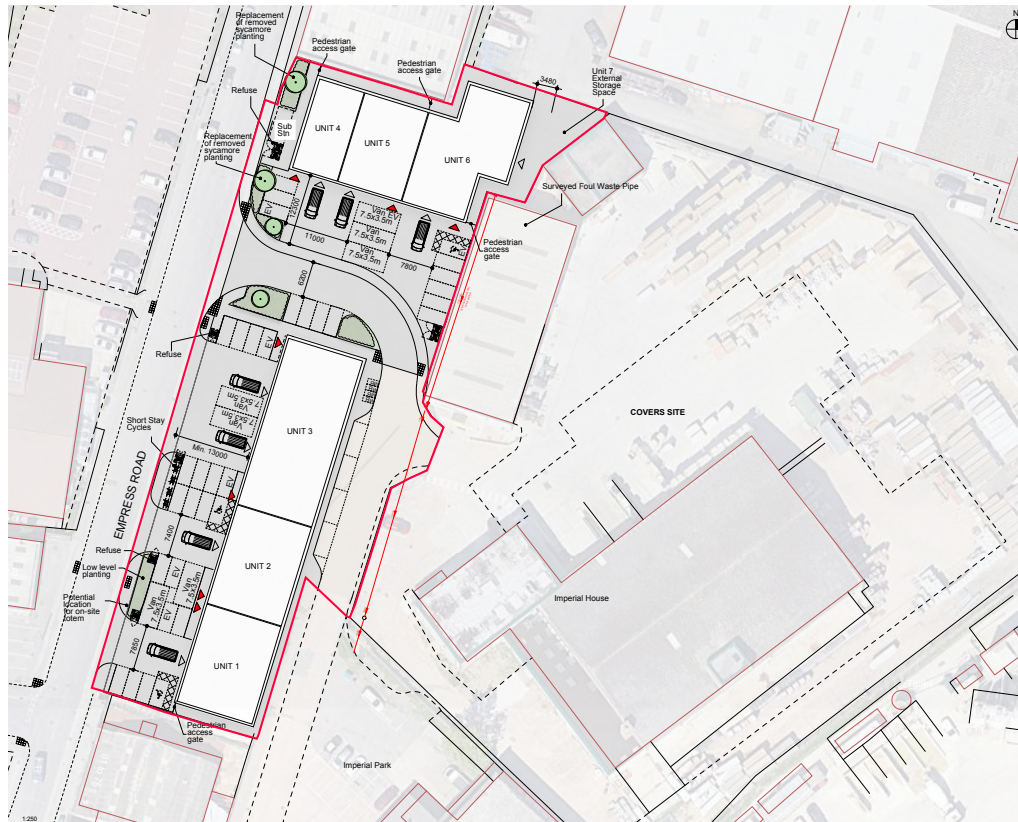
DESCRIPTION

The development at 77-107 Empress Road is the site of a former Dairy, which is within the established Empress Road Industrial Estate.

6 new Industrial / Trade counter units are under construction over 2 terraces with consent granted for E(g)(ii) (iii), B2, B8 uses with associated parking and landscaping. Covers Builders Merchants is adjacent to the site.

The units comprise of steel portal frame construction with metal and timber clad elevations beneath a pitched roof. Each unit has been designed to accommodate a first floor mezzanine (if required).

The development has solar PV on all roofs, fed back to the central hub, providing discounted electricity to users. Units 1-3 can be combined to provide up to 9,999 sq.ft and Units 4-6 can be combined to provide 6,943 sq.ft larger units as necessary.



Unit	Ground Floor GEA		Parking
1	249m ²	2,680ft ²	7
2	249m ²	2,680ft ²	7
3	431m ²	4,639ft ²	10
4	141m ²	1,518ft ²	4
5	191m ²	2,056ft ²	6
6	313m ²	3,369ft ²	10
Total	1574m²	16,941ft²	44





TENURE

The units are available by way of a new internal FRI lease (external repairs covered by the service charge) for a term to be agreed.

AVAILABILITY

Units will be available for immediate occupation following practical completion which is due Q2 2024.

VAT

VAT is applicable at the prevailing rate.

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