



**Lambert
Smith
Hampton**

02380 330 041

To Let

Office

Office space within Southampton Docks

Imperial House, West Bay Road, Southampton SO15 0RB



- 300 - 1,758 Sq Ft (27.87 - 163.32 Sq M)
- Various office suites to let
- Allocated parking
- Air conditioning



Lambert Smith Hampton

3rd Floor, Enterprise House, Ocean Way, Southampton SO14 3XB T +44 (0)23 8033 0041

Imperial House, West Bay Road, Southampton SO15 0RB

Location

Imperial House is set within Southampton Docks, just south east of the City Centre providing good road, rail and ferry links including regular 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.

Description

Imperial House is a detached building of brick elevations under a pitched roof. There is a secure entrance to both sides of the building. Units 4 and 6 benefit from a lift. Unit 4 has been recently refurbished and benefits from perimeter trunking, air conditioning and suspended ceilings with inset lighting.

Units 6 and 8B are to be refurbished shortly.

Unit 6 benefits from air conditioning, suspended ceilings with inset lighting, kitchenette and floor boxes/underfloor trunking.

- Refurbishment programme underway
- Close proximity to M271 and M27
- Visitor and disabled parking
- Secure entrance
- Air conditioning
- Allocated parking

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th edition, as follows:

Accommodation	Sq Ft	Sq M
Unit 4	300	27.87
Unit 6	1,758	163.32
Unit 8B	1,712	159.05

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Values:

Unit 4 - £5,100

Unit 6 - £26,250

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.

Terms

The units are available on new full repairing leases for terms to be agreed.

Rent

Unit 4 - £5,000 per annum exclusive

Unit 6 - £26,500 per annum exclusive

Unit 8B - £26,000 per annum exclusive

Service Charge

Details to be confirmed.

EPC

Unit 4 - C 53

Unit 6 - C 68

Unit 8B - B 49

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Andy Gibbs

Lambert Smith Hampton

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Andy Hodgkinson

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Imperial House, West Bay Road, Southampton SO15 0RB

Office space - Unit 4



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Allocated parking



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Location



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