

IMPERIAL HOUSE

SOUTHAMPTON

- Terms**
Available on a new FRI lease.
- Business Rates**
The current rateable values are as follows however potential occupiers are advised to confirm this with Southampton City Councils rates department or at: www.VOA.gov.uk
Ground floor: £24,250
First Floor: £12,750
Second & Third floors: £120,000
- VAT**
The rent quoted is exclusive of Value Added Tax (VAT). Any interested parties should satisfy themselves as to the incidence of VAT in respect of any transaction.
- Rent**
The quoting rent is £17.50 per sq ft.
- Energy Performance Certificate (EPC)**
The Energy Performance Asset Rating is **C75**.
- Viewing**
Strictly by appointment through the joint sole agents:



Emma Lockey
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Steven Williams
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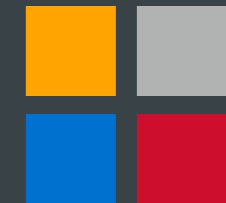
Misrepresentation Act 1985
CBRE and Realest for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CBRE and Realest has any authority to make or give any representation or warranty whatever in relation to this property. Date prepared 02/2019.



TO LET
Fully refurbished
office accommodation in
the heart of Southampton's
business district

781 sq ft - 10,000 sq ft
(73 sq m - 929 sq m)

18-20 Kings Park Road, Southampton SO15 2AT



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Fully refurbished office accommodation in the heart of Southampton's business district.

Imperial House is a prominent four-storey office building providing a total of 14,000 sq ft of office accommodation with allocated parking.

The upper floors are accessed via a communal entrance foyer with passenger lift and stairs. The office space is open plan with raised floors and suspended ceilings.

The recent refurbishment includes the creation of an impressive reception area and a complete refurbishment of the offices to include LED lighting.

Location

Southampton is the commercial centre of the South Coast strategically positioned at the junctions of the M3 and M27 motorways.

The city enjoys excellent road communications and direct rail links to London. Southampton International Airport is within easy driving distance. Kings Park Road is easily accessed from the A33 which meets with the M3 approximately 3 miles to the north. Thomas Lewis Way leads to junction 5 of the M27. Imperial House is in the heart of the main business district and within walking distance of the railway station, law courts and the main retail area of the city.

Specification

- Brand new air conditioning system
- New BMS system
- Full access raised floors
- Suspended ceilings with LED lighting
- Fully refurbished and upgraded
- 10 person lift
- Secure parking



Accommodation

Ground	1,518 sq ft	(141 sq m)
First Floor	781 sq ft	(73 sq m)
Second Floor	4,026 sq ft	(374 sq m)
Third Floor	3,670 sq ft	(341 sq m)
Total	9,995 sq ft	(929 sq m)

We have measured the premises in accordance with the IPMS Code of Measuring Practice (6th Edition).



Reception



First Floor



Ground Floor



Second Floor