



TO LET

Retail unit

33,179 sq.ft

(3,082 sq.m)

Antelope Retail & Leisure park, Southampton, SO19 8NE

- Catchment population 731,000
- 40,000 Students live in the city
- Local Occupiers include Lidl, The Gym Group, The Range, Costa Coffee, Greggs, KFC and Ninja Warrior UK
- 325 Parking Spaces with up to 3 hours FREE Parking

LCP.
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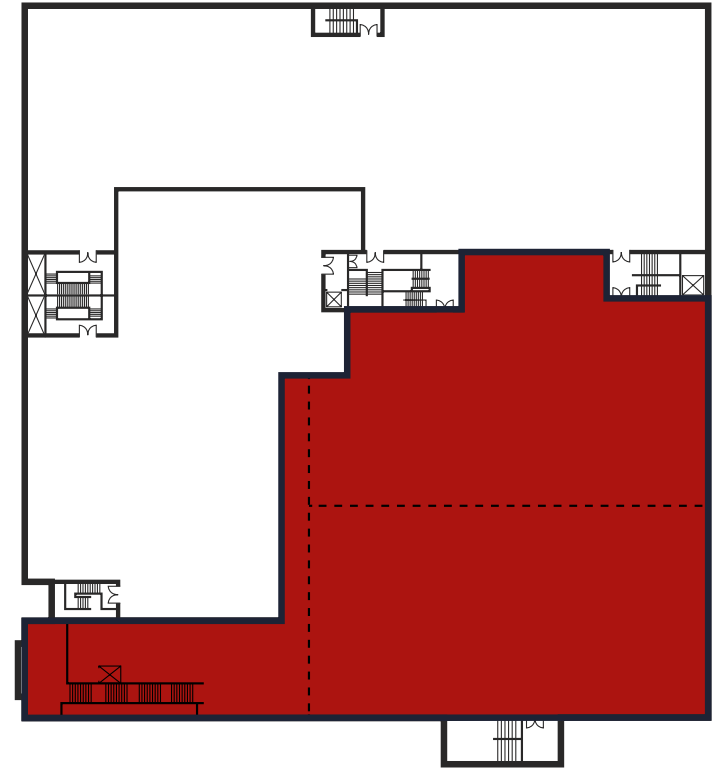
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UNIT SPECIFICATIONS

- Ground floor access lobby
- Escalator, lift & stairs to first floor
- All uses considered
- 325 Parking Spaces with up to 3 hours FREE Parking
- Clear useable height of 5 metres from 1st floor to ceiling



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Areas (approx. NIA)	Sq.ft	Sq.m
Floor 1	33,179	3,082
TOTAL	33,179	3,082

Description

Accessed directly from A3024 Bursledon Road, one of the main arterial roads into the City with regular bus services, and being one mile from J8 of the M27 motorway. Close to Southampton City Centre with the surrounding area being densely residentially populated.

Rent

POA

Rates

Rateable value of £40,500. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £80,375 p.a.x. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Unit E Floor 1 has an EPC Rating of C(54). Further information available upon request.



Planning

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing

Strictly via prior appointment with the appointed agents:



Nick Banfield 07825 626 233
nick.banfield@xprop.co.uk

Owned and Managed by



George Kearney 07714 679202
gkearney@lcpproperties.co.uk

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