



**REDUCED RENT / SHORT TERM LEASE**

## **Amplevine House, Dukes Road, Southampton, SO14 0ST**

Prominent Roadside Detached Office

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,354 sq ft / 125.79 sq m
<b>Rent</b>	£14,500 per annum
<b>Rates Payable</b>	£7,485 per annum
<b>Rateable Value</b>	£15,000
<b>EPC Rating</b>	C (68)

### Key Points

- Onsite parking
- Fully networked
- Open plan space
- Well located office close to M27 & rail network
- Secure modern building



[hi-m.co.uk](http://hi-m.co.uk)

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

## Description

The property is a detached three storey office building benefiting from allocated parking.

The subject office is self contained on the second floor, which benefits from being predominantly open plan with its own kitchen, WC and wash hand basin.

## Location

The subject property overlooks Thomas Lewis Way and is accessed via Dukes Road which in turn leads to Empress Road. Empress Road leads to Thomas Lewis Way (A335) which leads south towards the centre of Southampton and north towards the M27 motorway network. Junction 5 of the M27 is 2.5 miles to the north with bus, rail and air travel all within the same distance.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd - Office	1,354	125.79	Available
<b>Total</b>	<b>1,354</b>	<b>125.79</b>	

## Specification

- Air conditioned
- Gas central heating
- Cat 5 network cabling
- Kitchen
- WC and wash hand basin
- Suspended ceiling
- Cat 2 lighting

## Terms

Available on a new effective full repairing and insuring lease for a term to be agreed. Rent has been reduced to £10.71 psf and a short term lease is available.

## Business Rates

Rateable value £15,000

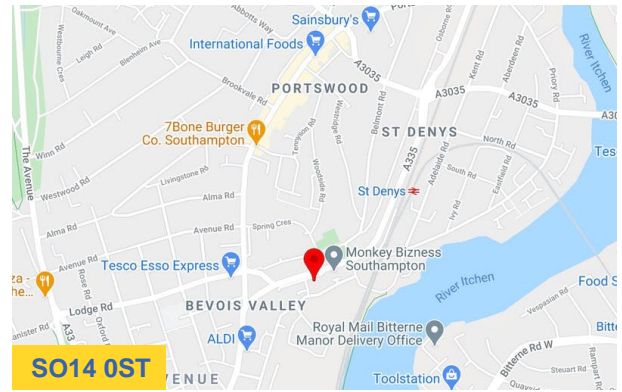
You are advised to confirm the rates payable with the local council before making a commitment.

## Other costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping & management fees. Additionally building insurance is also payable. Each party to be responsible for their own legal costs incurred in the transaction. Unless stated, all prices and rents are quoted exclusive of VAT.

## Video

- Walk Through - <https://vimeo.com/684175097>



## Viewing & Further Information

**Tom Holloway**

023 9237 7800 | 07887602603

tom@hi-m.co.uk

More properties like this at [www.hi-m.co.uk](http://www.hi-m.co.uk)

**023 8011 9977**



**hi-m.co.uk**

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that, These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties 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. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT Generated on 03/03/2022



