



**HOLLOWAY
ILIFFE &
MITCHELL**

Office
TO LET



Amplevine House, Dukes Road, Southampton, SO14 0ST

Prominent Roadside Detached Office

Summary

Tenure	To Let
Available Size	1,354 sq ft / 125.79 sq m
Rent	£19,000 per annum
Rates Payable	£7,485 per annum
Rateable Value	£15,000
EPC Rating	C (68)

Key Points

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



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Amplevine House, Dukes Road, Southampton, SO14 0ST

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
Total	1,354	125.79	

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.

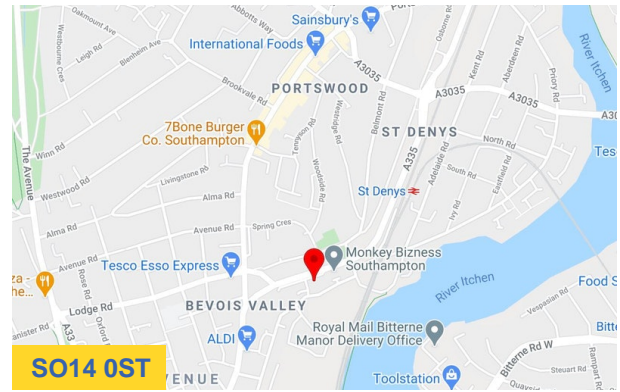
Business Rates

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.



Viewing & Further Information

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