

TO LET

Class E Space Available

Unit 3F Kemps Quay Industrial Park, Bitterne Manor, Quayside Road, Southampton, Hampshire, SO18 1BZ

Key Features

- Total Gross Area 5,400 sq.ft
- Unit available at attractive industrial park with moorings and river access
- Parking available on a first come, first served basis
- Flexible lease terms available
- Rents are inclusive of insurance and water rates
- Easy access to City Centre, Airport and Motorway



GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk

Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location

Kemps Quay is centrally located just three miles from the city Centre, Airport and Motorway. Easily accessed from the city's main eastern approach Bitterne Road (A3024). The site has moorings and river access.

Description

The accommodation comprises a first floor office accessed by its own separate entrance on ground floor. The office is well presented and offers a large open plan area as well as multiple partitioned rooms suitable for private offices or meeting rooms.

The unit benefits from a kitchenette/staff room, male and female WC, as well as parking directly in front of the unit. Additional parking is also available in the main Kemps Quay car park.



What3words: **shift.shirts.deals**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £47,100 per annum exclusive of rates VAT (if applicable) and all other outgoings.

VAT

We understand that VAT is payable on rents.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Gross Internal Area	5,400	502

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

To be assessed

Rateable Value

Rating

£34,000

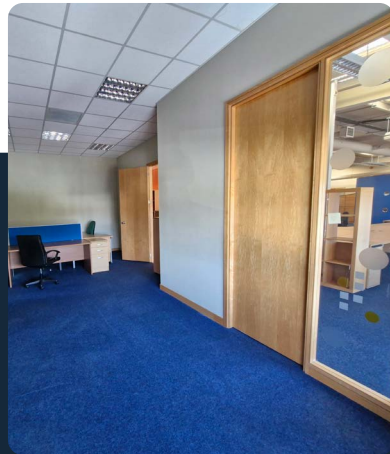
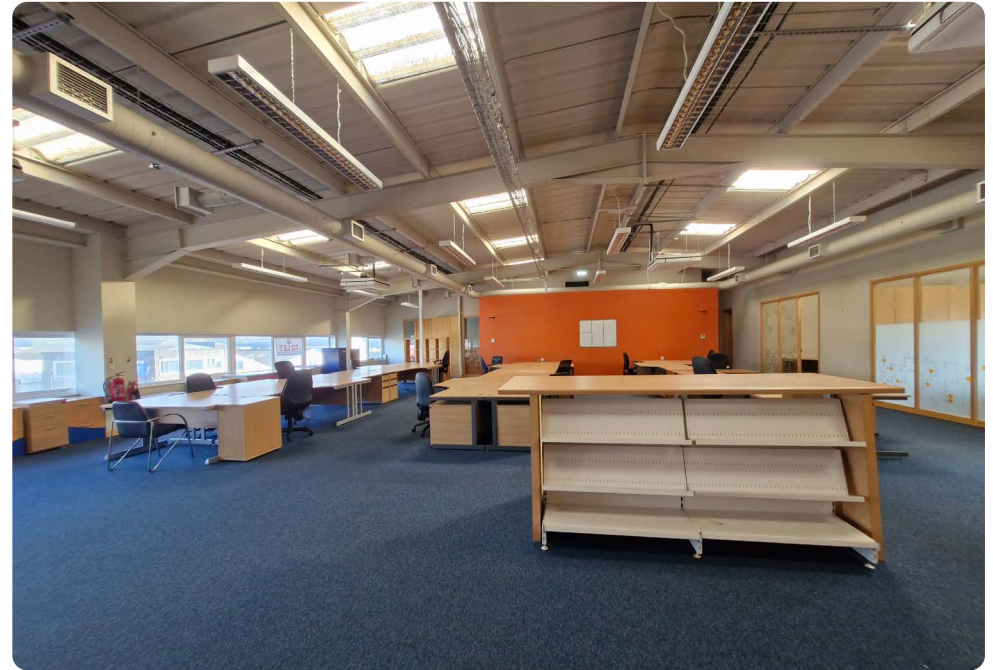
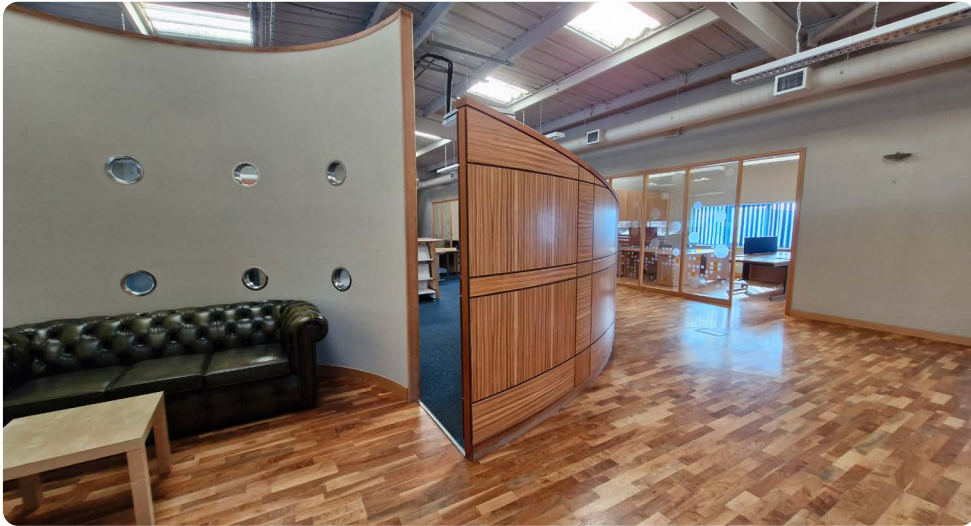
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Video Link



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Kristina Connolly | 023 8022 2292 | kconnolly@mavarealestate.co.uk



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.