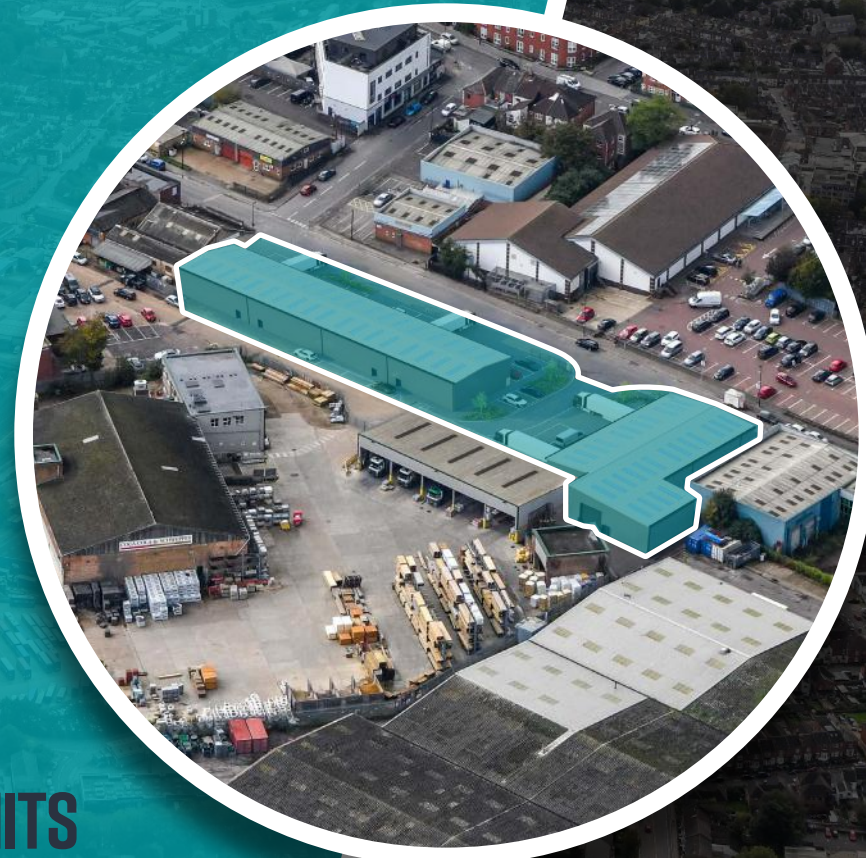


AVAILABLE Q4 2024

# THE OLD DAIRY EMPRESS TRADE PARK SOUTHAMPTON SO14 0YW



TO LET  
6 NEW INDUSTRIAL / TRADE COUNTER UNITS  
FROM 1,518 SQFT TO 9,999 SQFT

Lambert  
Smith  
Hampton

# THE OLD DAIRY

The Old Dairy is a brand new, strategically positioned industrial warehouse/trade counter development in a location of significant under supply.

The site offers 6 brand new units with the highest performance green credentials, situated in a highly accessible location.



On Site Car  
Parking Spaces



High spec units with  
min. 6m clear height  
internally to u/s  
haunch.



4.9m clear open  
height of level  
loading dock doors  
to each unit.



Electric vehicle  
charging point to  
each unit



Designed to  
accommodate  
first floor tenant  
mezzanine fitout



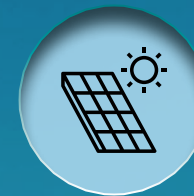
Targeting  
EPC A



2.5m internal  
blockwork wall lining  
internally



Provision for internal  
and external secure  
cycle storage on site



Roof mounted PV  
(Landlord supply)



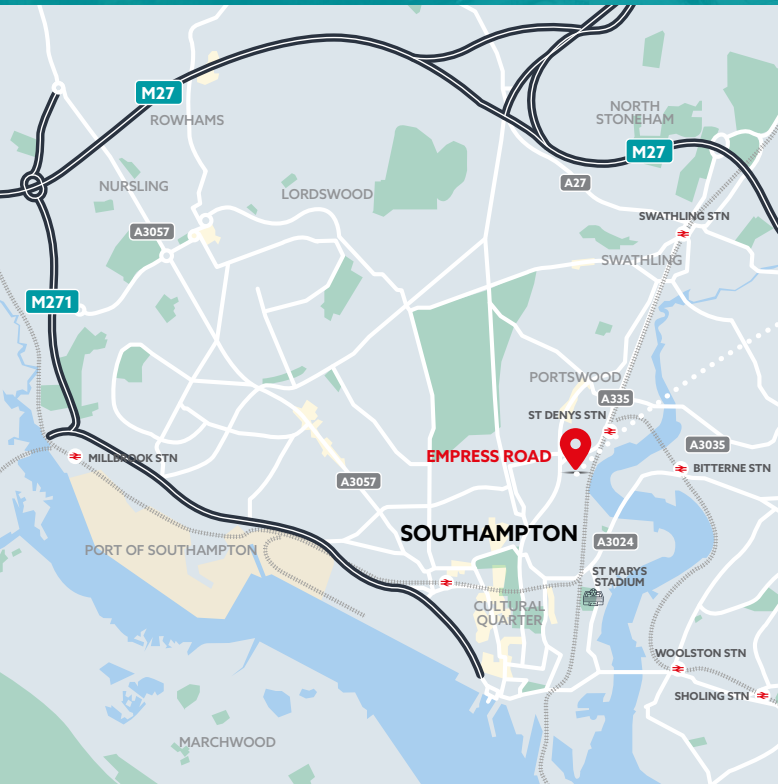
Natural daylighting  
to warehouse  
through rooflights



# LOCATION

Empress Road is an established industrial/warehouse location. The site is surrounded by a mix of industrial and trade counter uses, with a large Aldi store situated opposite. Principal access to Empress Road is via the A335 Thomas Lewis Way, linking to Southampton city centre, approximately one mile distant, and J5 of the M27, approximately 2.4 miles to the north.

The site is within comfortable walking distance to both bus and rail services as well as Southampton's emerging cycle routes.





CALSHOT CASTLE

HYTHE SHIPYARD

WOOLSTON STN

VANTAGE TOWER

OCEAN CRUISE TERMINAL

A3025

ST. MARYS STADIUM

SHAMROCK QUAY

SOLENT UNIVERSITY

SAXON WARF

NORTHERN TRAINCARE

ROYAL SOUTH HANTS HOSPITAL

A3024

COVERS BUILDERS MERCHANTS

THE OLD DAIRY

ROYAL MAIL

RIVER ITCHEN

ALDI

SOUTHAMPTON BUS DEPOT

EMPRESS RD

A335  
(↓ M27)

THE OLD DAIRY / EMPRESS TRADE PARK / SOUTHAMPTON SO14 0YW

TO LET 6 NEW INDUSTRIAL / TRADE COUNTER UNITS FROM 1,518 SQFT TO 9,999 SQFT

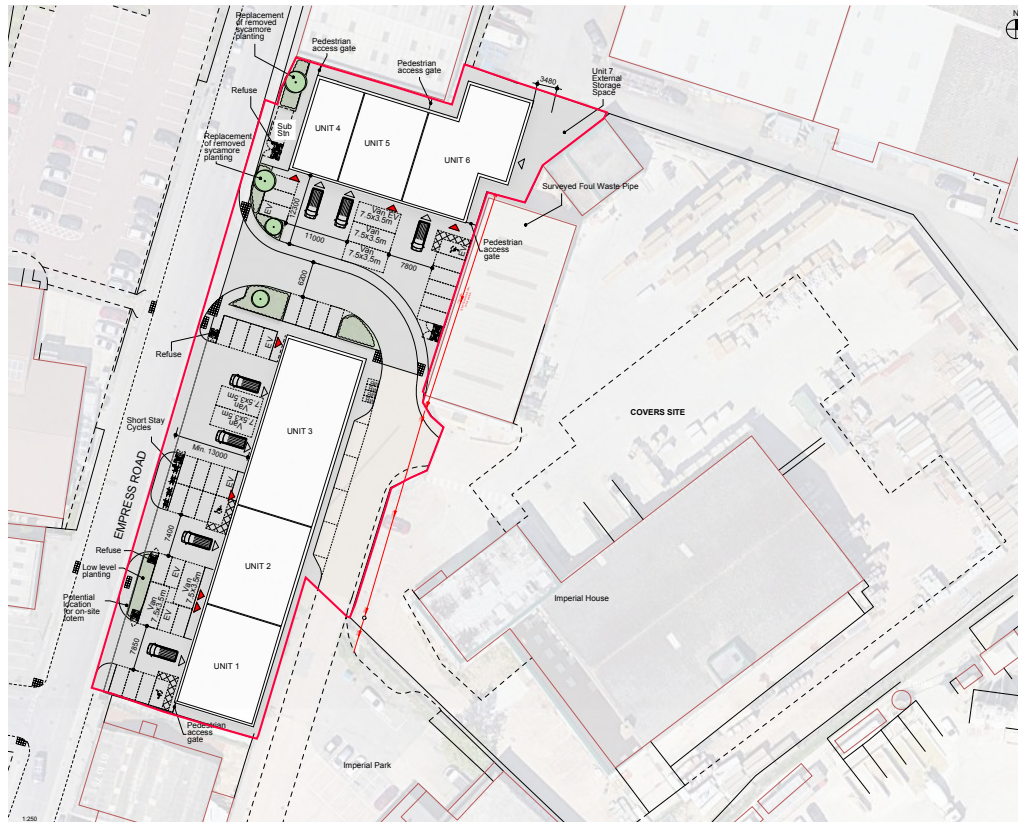
# DESCRIPTION

The development at 77-107 Empress Road is the site of a former Dairy, which is within the established Empress Road Industrial Estate.

6 new Industrial / Trade counter units are under construction over 2 terraces with consent granted for E(g)(ii) (iii), B2, B8 uses with associated parking and landscaping. Covers Builders Merchants is adjacent to the site.

The units comprise of steel portal frame construction with metal and timber clad elevations beneath a pitched roof. Each unit has been designed to accommodate a first floor mezzanine (if required).

The development has solar PV on all roofs, fed back to the central hub, providing discounted electricity to users. Units 1-3 can be combined to provide up to 9,999 sq.ft and Units 4-6 can be combined to provide 6,943 sq.ft larger units as necessary.



Unit	Ground Floor GEA		Parking
1	249m <sup>2</sup>	2,680ft <sup>2</sup>	7
2	249m <sup>2</sup>	2,680ft <sup>2</sup>	7
3	431m <sup>2</sup>	4,639ft <sup>2</sup>	10
4	141m <sup>2</sup>	1,518ft <sup>2</sup>	4
5	191m <sup>2</sup>	2,056ft <sup>2</sup>	6
6	313m <sup>2</sup>	3,369ft <sup>2</sup>	10
<b>Total</b>	<b>1574m<sup>2</sup></b>	<b>16,941ft<sup>2</sup></b>	<b>44</b>





## TENURE

The units are available by way of a new internal FRI lease (external repairs covered by the service charge) for a term to be agreed.

## AVAILABILITY

Units will be available for immediate occupation following practical completion which is due Q2 2024.

## VAT

VAT is applicable at the prevailing rate.

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