

DUKES KEEP

Marsh Lane, Southampton SO14 3EX



Key Highlights

- 14 storey city centre office building
- 83,995 sq ft (7,803 m²)
- Prior approval for conversion to 147 residential units
- Potential for larger schemes subject to the appropriate consents.
- 1.35 acres (0.54 hectares)



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Description

Dukes Keep is a mainly 14 storey office building with a lower wing, situated in the centre of Southampton. The office accommodation comprises mainly open plan floors served by stairs and lifts. The building has prior approval for conversion to provide 147 residential units, with allocated parking. Larger schemes with additional development have been considered and may be possible, subject to planning consent.

The property is in an area of mixed use development, including offices, residential and student housing.

Location

The property is well positioned on Marsh Lane, SO14 3EX. It is 0.5 miles to Ocean Village and 0.7 miles to West Quay Shopping Centre.

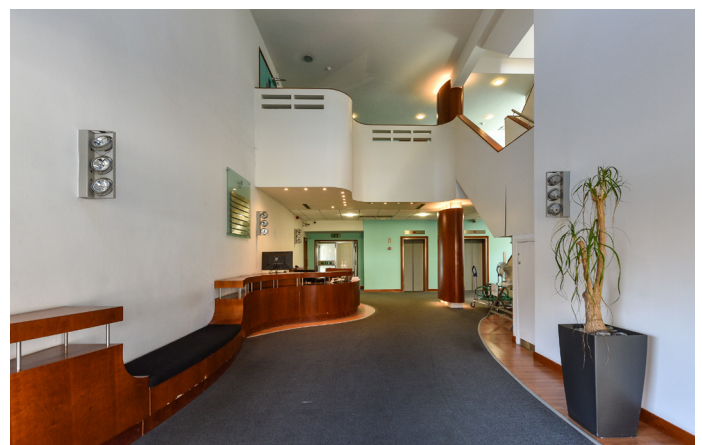
The site is 1.1 miles from Southampton Central Railway Station, which provides direct services to destinations including Winchester, Basingstoke, London Waterloo and Bournemouth. It is 0.3 miles to the popular Oxford Street, which has a variety of restaurants and bars.

Accommodation

We have not undertaken a full measured survey of the building but understand it to have a Net Internal Floor area of approx. 83,995 sq ft (7,803 m²).

Site Area

From ProMap, we calculate the site area to be about 1.35 acres (0.54 hectares).



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Planning

Dukes Keep currently has planning consent for B1(a) office use but also has a conditionally approved Prior Approval Notice to C3, residential, comprising 87 one bedroom apartments and 61 two bed apartments.

For further information please visit the Southampton Council website <https://www.southampton.gov.uk/> under the reference 19/01847/PA56

It is thought that further residential development could be sought on the site, subject to planning.

Price

Offers in excess of £12,500,000 are sought for the freehold interest. Our clients will give consideration to conditional and unconditional offers.

Tenure

The property is being offered on a freehold basis.

Business Rates

We have inspected the Valuation Office Agency's (VOA) on-line Rating List (2017) and note that there are multiple assessments for different floors of the property. Full details are available on request.

EPC

The property currently has an EPC Rating of E103. The Energy Performance Certificate will be provided upon request.

Legal Costs

Each party to bear their own legal costs in respect to this transaction.

Further information & Viewing

A data room has been set up with further information including Title documents, floor plans, planning, business rates and EPCs. Please contact the agents for access details.

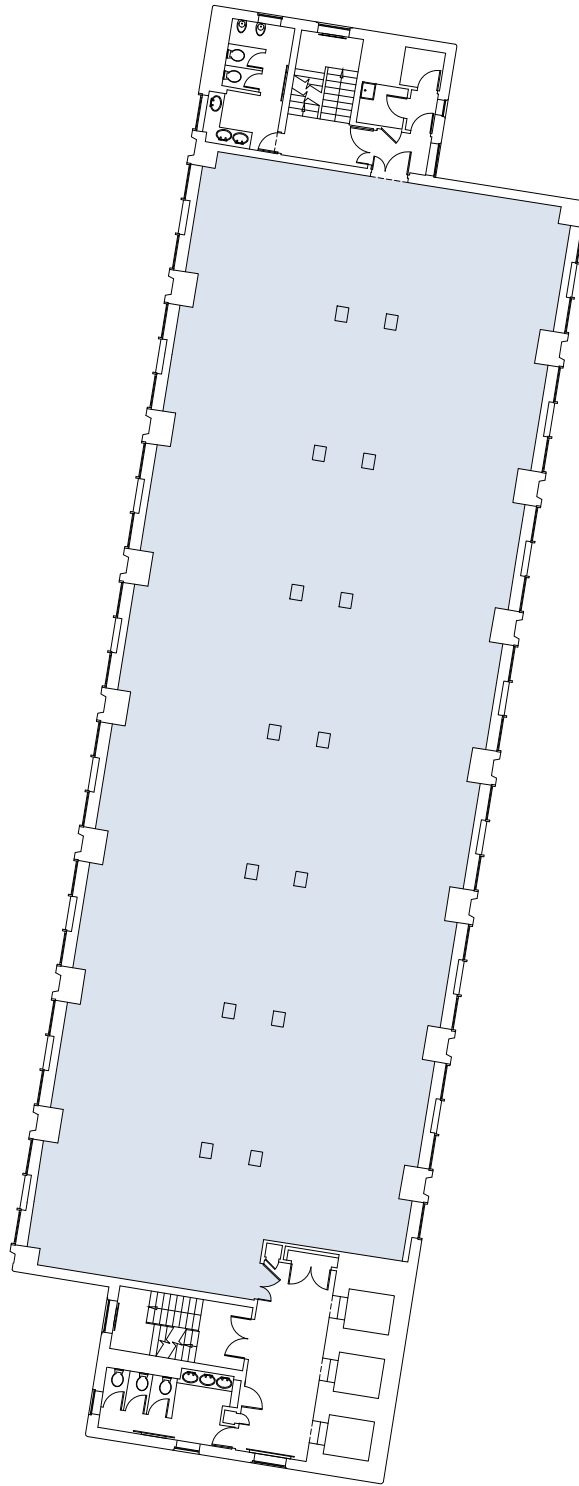
All viewing are to be accompanied and arranged via the sole agents, Savills.

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Typical floor plan

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