



**FOR SALE**  
**SELF-CONTAINED OFFICE BUILDING**  
2,134 SQ FT // 198.2 SQ M

**CITY CENTRE LOCATION**  
**WITH PARKING**



HAMPSHIRE COMMERCIAL



**4 KINGS PARK ROAD**  
SOUTHAMPTON, HAMPSHIRE SO15 2AS

## SUMMARY >

- LOCATED IN CENTRAL SOUTHAMPTON BUSINESS DISTRICT
- EXCELLENT PARKING PROVISION
- 12 PARKING SPACES (10 OF WHICH IN TANDEM)

PRICE: £465,000



**4 KINGS PARK ROAD**  
SOUTHAMPTON, HAMPSHIRE SO15 2AS



## Location

The property is well located within Southampton's main business district. London Road is within walking distance and provides access to retail and banking facilities. Additionally, the Law Courts, Civic Centre and the Southampton City Centre amenities are all within close proximity.

Communication links are excellent with good public transport facilities to the local area. The A33 (The Avenue) provides access to the M3/M27 Motorway networks to the north and additional connections to the M27 are provided by further arterial routes to the east and west. Southampton Central train station is just over a ½ mile to the west, reached by the A3024, providing Inter-City services to London Waterloo in approx. 1hr 20 mins.

## Description

The premises comprise a mid-terrace two storey building of brick elevations under a pitched and tiled roof. The accommodation has been extended to the rear and the roof space has further been converted to an office. Storage is provided via a basement.

The ground floor comprises a large reception leading into an open plan office suite with stairs leading down to the basement and the first and second floor office accommodation. Cloakrooms are provided on the ground and first floor.

The office accommodation has the following brief specification:-

- Carpets
- Diffused and LED lighting
- Gas central heating
- Cat 5 cabling
- Kitchenette and Cloakrooms

Access to the accommodation is both from Kings Park Road and also to the rear from Asylum Road.

## Price

£465,000 for the freehold interest.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Accommodation

### Ground Floor

Reception	24	258
Office 1	46	495
Office 2	15.3	165

### First Floor

Office 3	24	258
Office 4	46.2	497
Kitchenette	1.7	18
Stores & Cupboards	5.7	61

### Second Floor

Office 5	19.9	214
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### Basement

	15.0	168
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<b>Total area approx.</b>	<b>198.3</b>	<b>2,134</b>
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## Rateable Value

Rateable Value: £17,750 (from 1<sup>st</sup> April 2023)

Rates payable at 49.9p in the £ (from 1<sup>st</sup> April 2024)

## VAT

VAT is not applicable.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

