

For Sale

- Parking on Site
- Prominent Location
- Three Storey Property
- Modern Interior
- Suitable for a Variety of Small Businesses



Office For Sale on Popular Business Centre
1,165 sq ft (108.23 sq m)

Unit 1, Northam Business Centre, Princes Street, Southampton, Hampshire,
SO14 5RP


023 8063 5333

Description

A mid terrace three storey office, located in a prominent position. The office comprises open plan office suites which are neutrally decorated. The offices have tiled / carpeted floors and the ground floor entrance hall / reception has wood flooring. There is electric heating and some LED lighting. There is a staff WC and kitchenette. There are 3 dedicated parking spaces and additional visitor spaces. There are public car parks within walking distance.

Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
Ground Floor Office	474	44.03
First Floor Office	369	34.28
Second Floor Office	322	29.91
Total	1,165	108.23

Energy Performance Certificate

EPC to be provided.



Unit 1, Northam Business Centre, Princes Street, Southampton,
Hampshire, SO14 5RP

Terms

The freehold is available for offers in the region of £210,000.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £10,000. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.



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Location

Northam Business Centre is a small development of offices prominently located on the corner of Princes Street and A3024 Bitterne Road West. The property has frontage to the main road which is a major arterial route from the east in to the City of Southampton. Conveniently located close to St Mary's Stadium, Northam Industrial Estate, the office development provides space for a number of small professional services occupiers.

For all enquiries:

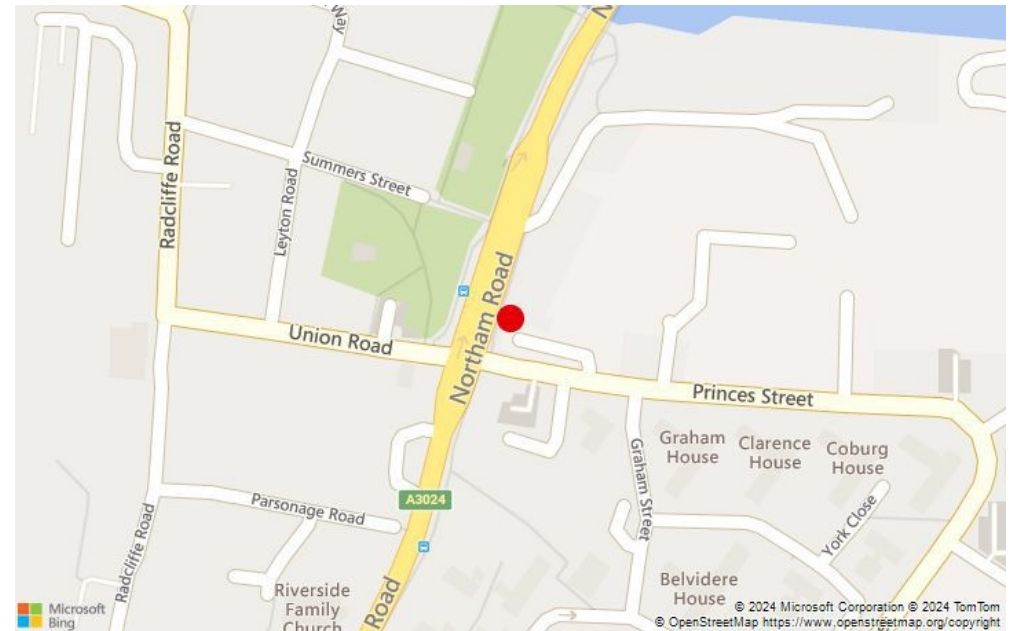
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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