

For Sale May Let

- Additional Open Storage / Car parking on neighbouring site
- Central Southampton Location
- First Floor Offices and Workshop with Goods Lift
- Potential to Develop 140 Flats STTP



Industrial Property With Offices and Secure Yard
3,855 - 22,747 sq ft (358.13 - 2,113.2 sq m)

Paget Street, 1 2 & 3 Paget Street, Southampton, Hampshire, SO14
5GN

Description

The property comprises a combination of industrial buildings, including workshop, office space, external yard space and separate car park/yard. The offices are high specification with LED lighting, The units are currently arranged for one occupier but could be split to accommodate two tenants. The offices are at first floor level and comprise a combination of open plan and meeting space including kitchen and WC facilities. The offices benefit from cassette air conditioning, central heating, UPVC double glazing, category 2 lighting. They are well maintained and decorated.

On the ground floor unit 1 includes a pedestrian reception via the undercroft parking area, there is a staff kitchen on the ground floor. There is workshop space behind the reception and a staircase to the first floor offices. There is a first floor workshop and WC's on ground and first floor. There is a goods lift serving the first floor workshop. There is a roller shutter door (approx. 3.75 m wide x 3.15 m high). The unit has a maximum eaves height on ground floor of 3.42m (approx.). Unit 2 & 3 are adjoining warehouses which have a ground floor pedestrian door. Unit 2 has a roller shutter door (3.75m wide x 3.15m high approx) and a concertina door (3.25m wide x 5.85m high approx). There is a minimum eaves of 2.91 m approx on the ground floor. There is a staircase to the first floor offices, male and female WC's and a staff kitchen. Unit 3 has a lowest eaves height of 3.24m on the ground floor. The concertina door is 5.5m wide x 4.1m high (approx.) The access to the first floor is via Unit 1 or 2.

There is yard space to the front of the property some of which is fenced and there is an adjacent car park of 0.37 acres.

The property is the subject of a Pre-App submission for 140 homes which has been positively received by the Local Planning Authority (Southampton City Council).

Accommodation (Approximate GIA)

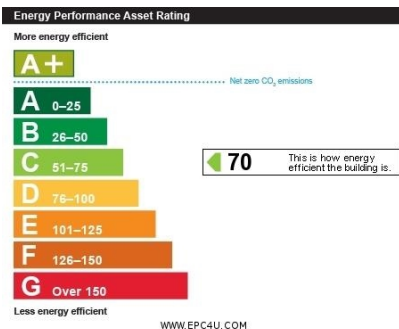
Floor	Area (sq ft)	Area (sq m)
Unit 1	13,290	1,234.64
Unit 2/3	9,456	878.46
Car Park	16,117	1,497.27
Total	22,747	2,113.2



Paget Street, 1 2 & 3 Paget Street, Southampton, Hampshire, SO14 5GN

Energy Performance Certificate

EPC rating C 70 A copy of the EPC is available on request.



Terms

Offers are invited for the freehold of the entire premises for £2,850,000. Overage may be payable. The premises may be available on a new full repairing and insuring lease at an initial rent of £225,000 per annum exclusive.

Rates

We recommend that prospective purchasers verify the rates with the Valuation Office.

VAT

We are advised that VAT will be payable.





Floor Plan – Not to Scale

Site Plan – Not to Scale



Paget Street, 1 2 & 3 Paget Street, Southampton, Hampshire, SO14 5GN

Location

Paget Street is located approximately 3/4 miles east of Southampton City Centre, just north of the Itchen Bridge in close proximity to St Mary's Stadium.

The M27 J5 is approximately 4 miles to the north east and the M3 J1 is approximately 5 miles to the north. The surrounding area has a mix of employment uses and residential with nearby occupiers including Cemex, Speedy Hire, Greenham, Elliotts Builders Merchants and TJ Waste and Recycling.

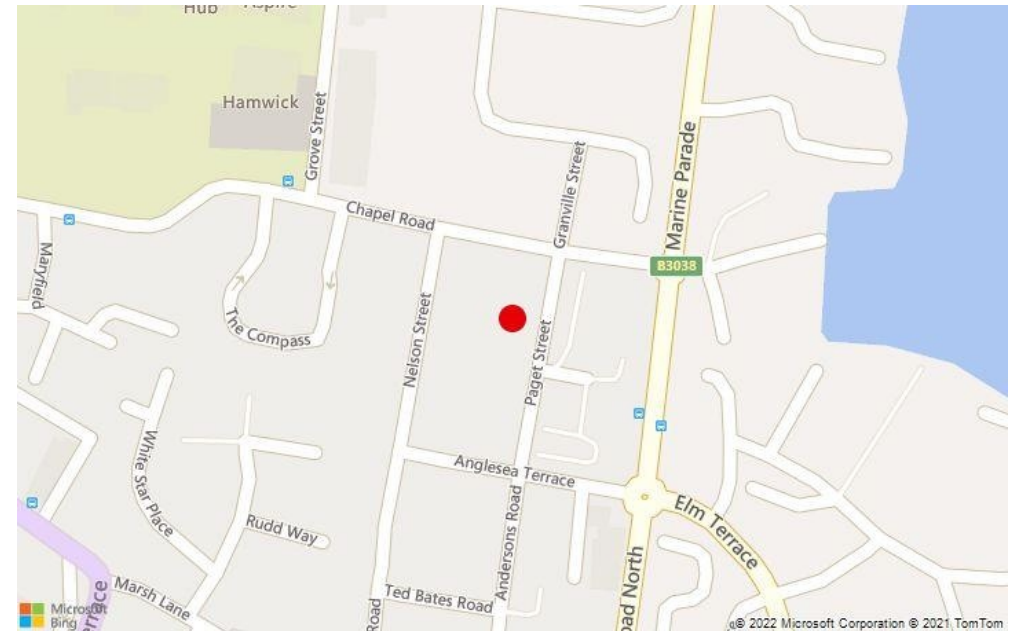
Contact/Viewing details

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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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