



# BRUNEL HOUSE

21 BRUNSWICK PLACE, SOUTHAMPTON, SO15 2AQ

**TO LET (MAY CONSIDER SELLING)**

**FIVE STOREY SOUTHAMPTON CITY  
CENTRE OFFICE BUILDING**

13,346 sq ft (1,240.91 sq m)

## SUMMARY

- » City centre offices
- » Raised floors
- » Air conditioning
- » Suspended ceilings
- » Car parking near by available, POA
- » **Rent: £14 per sq ft**

## DESCRIPTION

The property comprises a substantial 5 Storey purpose built City Centre office. The building is accessed from Brunswick Place with a large reception area. There is a passenger lift in the centre of the building.

The office accommodation is located on the ground to third floor.

### The property benefits from:

- » Fully accessed raised floors
- » Recessed Cat 2 lighting
- » Good natural light
- » WCs on each floor
- » Kitchenettes located throughout the building

## ACCOMMODATION

	sq m	sq ft
Basement	144.28	1,551
Ground	282.70	3,034
First Floor	294.69	3,172
Second Floor	292.74	3,151
Third Floor	226.50	2,438
<b>Total</b>	<b>1,240.91</b>	<b>13,346</b>

Measured on a net internal area basis



21 BRUNSWICK PLACE  
SOUTHAMPTON, SO15 2AQ



## LOCATION

Brunel House is situated in a prominent position. The property is within walking distance of many amenities, which include bars, restaurants, fitness centres and major transport networks.

### By Car

Brunel House connects directly to the A33, the main arterial route north of the city, connecting directly to the M3.

### Train

Brunel House is only a 13 minute walk from Southampton Central station



21 BRUNSWICK PLACE  
SOUTHAMPTON, SO15 2AQ

## TERMS

The premises are available as a whole, with new leases on terms to be agreed. Alternatively, our client may consider selling the property.

## EPC RATING

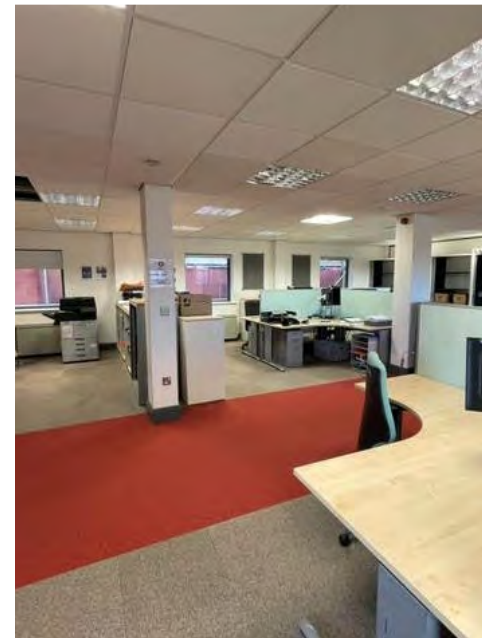
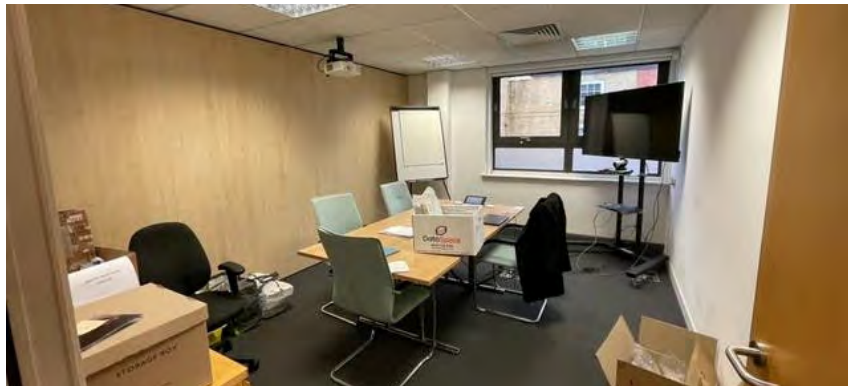
E - 106

## RATEABLE VALUE

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

**£121,000**

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on [www.vo.gov.uk](http://www.vo.gov.uk).



21 BRUNSWICK PLACE  
SOUTHAMPTON, SO15 2AQ

## VIEWINGS/FURTHER INFORMATION

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



**allan.pickering@goadsby.com**  
07956 665669 // 01962 869667  
**natalie.kyle@goadsby.com**  
07834 060918 // 01962 869667  
**amy.baker@goadsby.com**  
07771 977221 // 01962 869667



**ncox@vailwilliams.com**  
07870 557410 // 02380 820900  
**mcureton@vailwilliams.com**  
07786 735596 // 02380 820900

## 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](#).

### 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.



21 BRUNSWICK PLACE  
SOUTHAMPTON, SO15 2AQ