FOR SALE

MODERN BUSINESS/INDUSTRIAL UNIT

1,729 SQ FT // 160.62 SQ M

HAMPSHIRE COMMERCIAL

goadsby

UNITS 1 & 2 RADCLIFFE COURT

RADCLIFFE ROAD, SOUTHAMPTON, HAMPSHIRE SO14 0PH

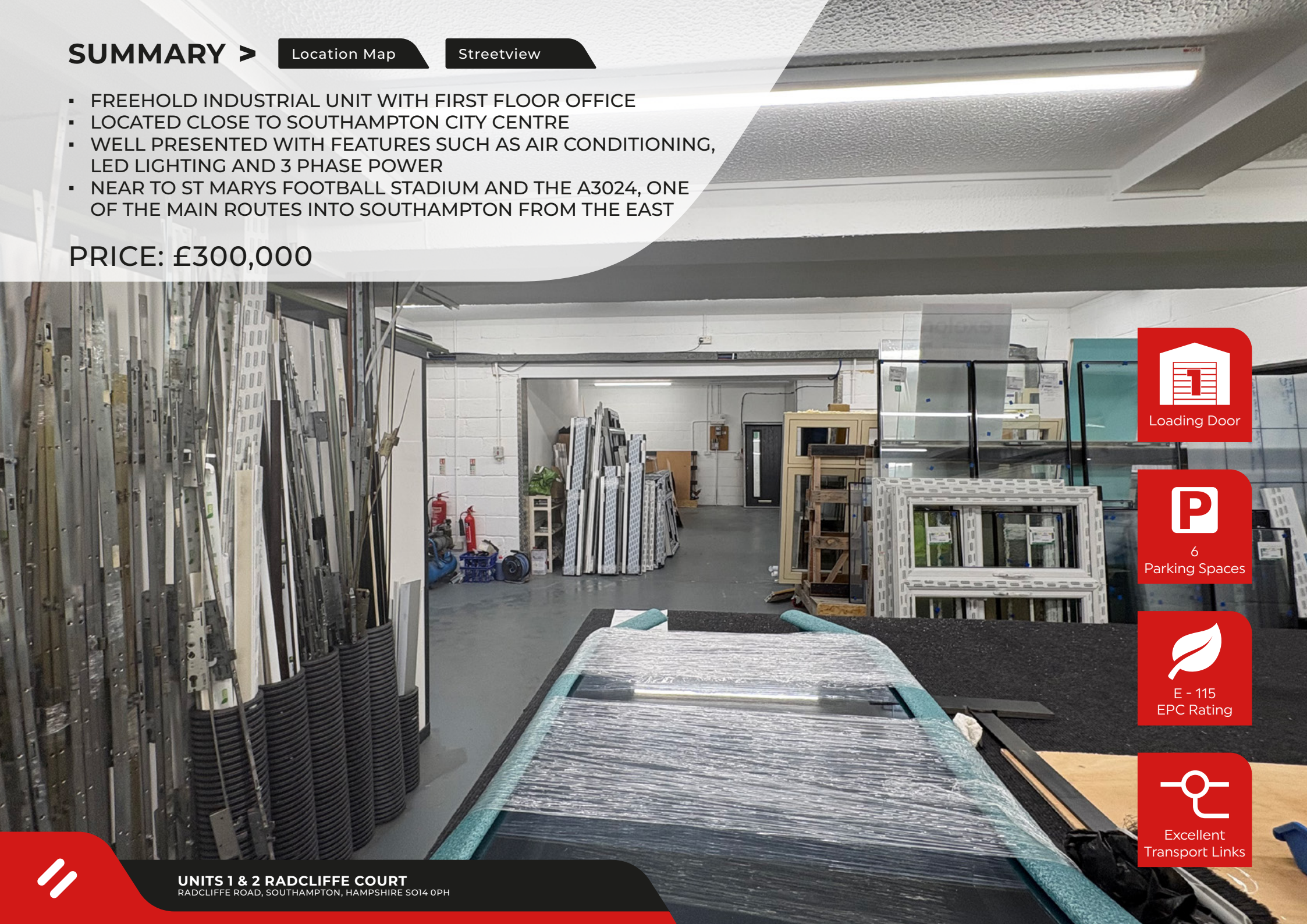
SUMMARY >

Location Map

Streetview

- FREEHOLD INDUSTRIAL UNIT WITH FIRST FLOOR OFFICE
- LOCATED CLOSE TO SOUTHAMPTON CITY CENTRE
- WELL PRESENTED WITH FEATURES SUCH AS AIR CONDITIONING, LED LIGHTING AND 3 PHASE POWER
- NEAR TO ST MARYS FOOTBALL STADIUM AND THE A3024, ONE OF THE MAIN ROUTES INTO SOUTHAMPTON FROM THE EAST

PRICE: £300,000



Loading Door

6
Parking Spaces

E - 115
EPC Rating

Excellent
Transport Links

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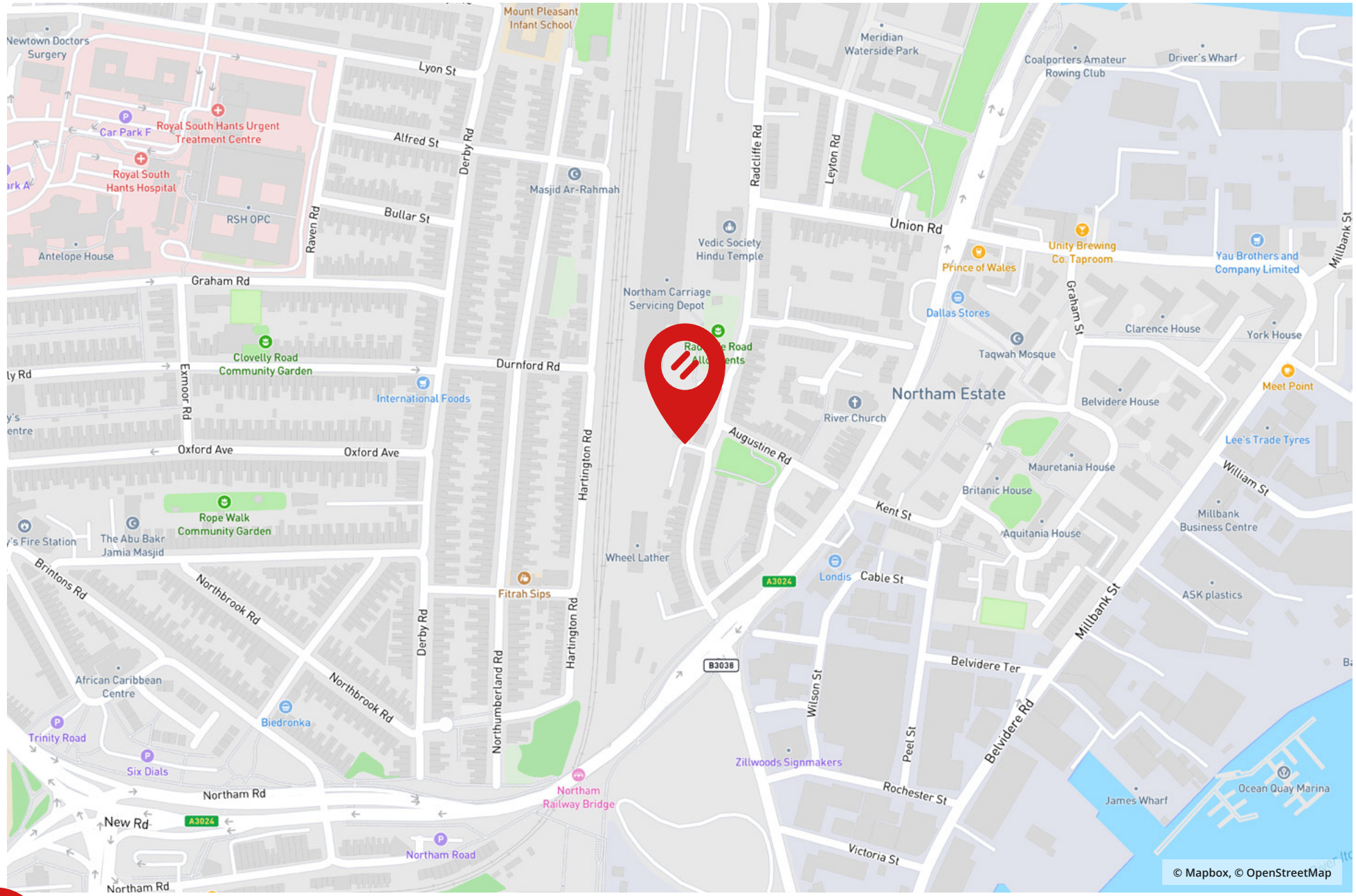

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Location

- Located in Radcliffe Court, Radcliffe Road in the Northam area of Southampton in a courtyard of business units
- Near to St Marys Football Stadium and the A3024, one of the main routes into Southampton from the east
- Convenient access to the City Centre which is within 1.4 miles
- Central Railway Station is 1.8 miles
- The M27 Motorway can be accessed at Junctions 7 or 8 via the Northam Bridge (A3024)

Description

- The subject premises comprises two industrial units that have been combined to create a well presented business unit with offices and industrial/storage space
- Convenient access to the unit is available from the front facing Radcliffe Road and also from the loading/parking area from the courtyard at the back of the premises
- The units are of block and brick construction with grey cladding
- Unit 1 is two storey with first floor office space and unit 2 is a single storey unit
- The units benefit from air conditioning, LED lighting and 3 phase power
- There are two WC's and Kitchenette
- Ground Floor to ceiling height is 2.99m and the loading door is 2.25m in height and 2.24m width
- Space for loading in the rear yard and also space for 6 vehicles for parking with potential for more if double parked
- External store offering 142 sq ft (13.15 sq m) of additional space

Accommodation

Unit 1		
Ground Floor	715 sq ft	(66.4 sq m)
First Floor	406 sq ft	(37.75 sq m)
Unit 2	608 sq	(56.56 sq m)
TOTAL	**1,729 SQ FT**	**(160.62 SQ FT)**

Price

£300,000 for the freehold interest.

Rateable Value

£19,500 (from 1st April 2026)

Rates payable at 43.2p in the £ (year commencing 1st April 2026).

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

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 request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

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