



BH BRUNEL HOUSE

FOR SALE FREEHOLD
OR TO LET

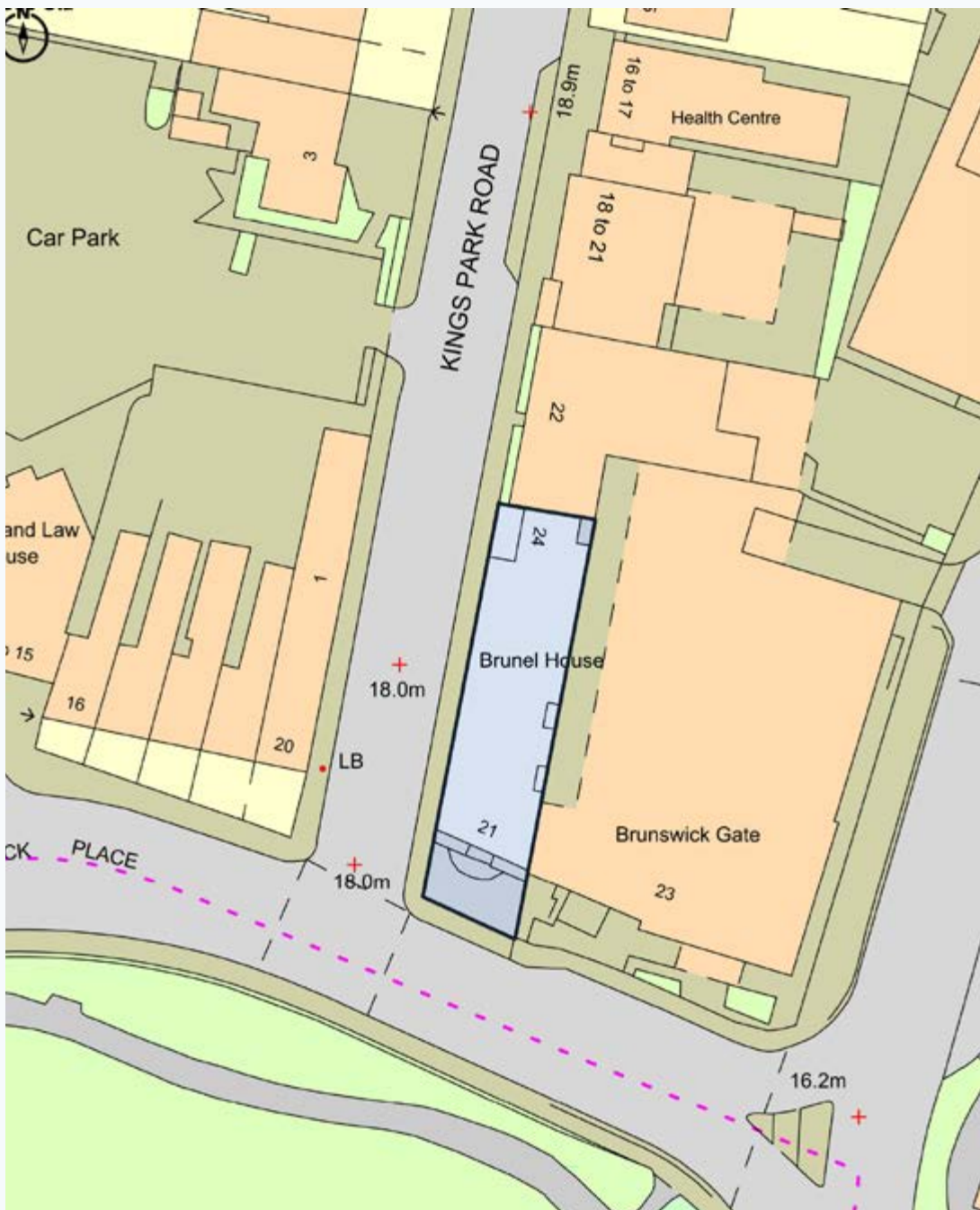
**FIVE STOREY OFFICE BUILDING
SOUTHAMPTON CITY CENTRE**

**OF INTEREST TO OWNER OCCUPIERS,
INVESTORS & DEVELOPERS**

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



21 BRUNSWICK PLACE, SOUTHAMPTON, HAMPSHIRE, SO15 2AQ



SUMMARY

- City centre office building
- Suit a corporate occupier looking for a head office
- Public car parking in King's Park Road
- Permitted development order for conversion into 20 x 1 bedroom flats granted April 2024
- Scope for additional floors (STPP)

Proposal

Offers are invited

LOCATION

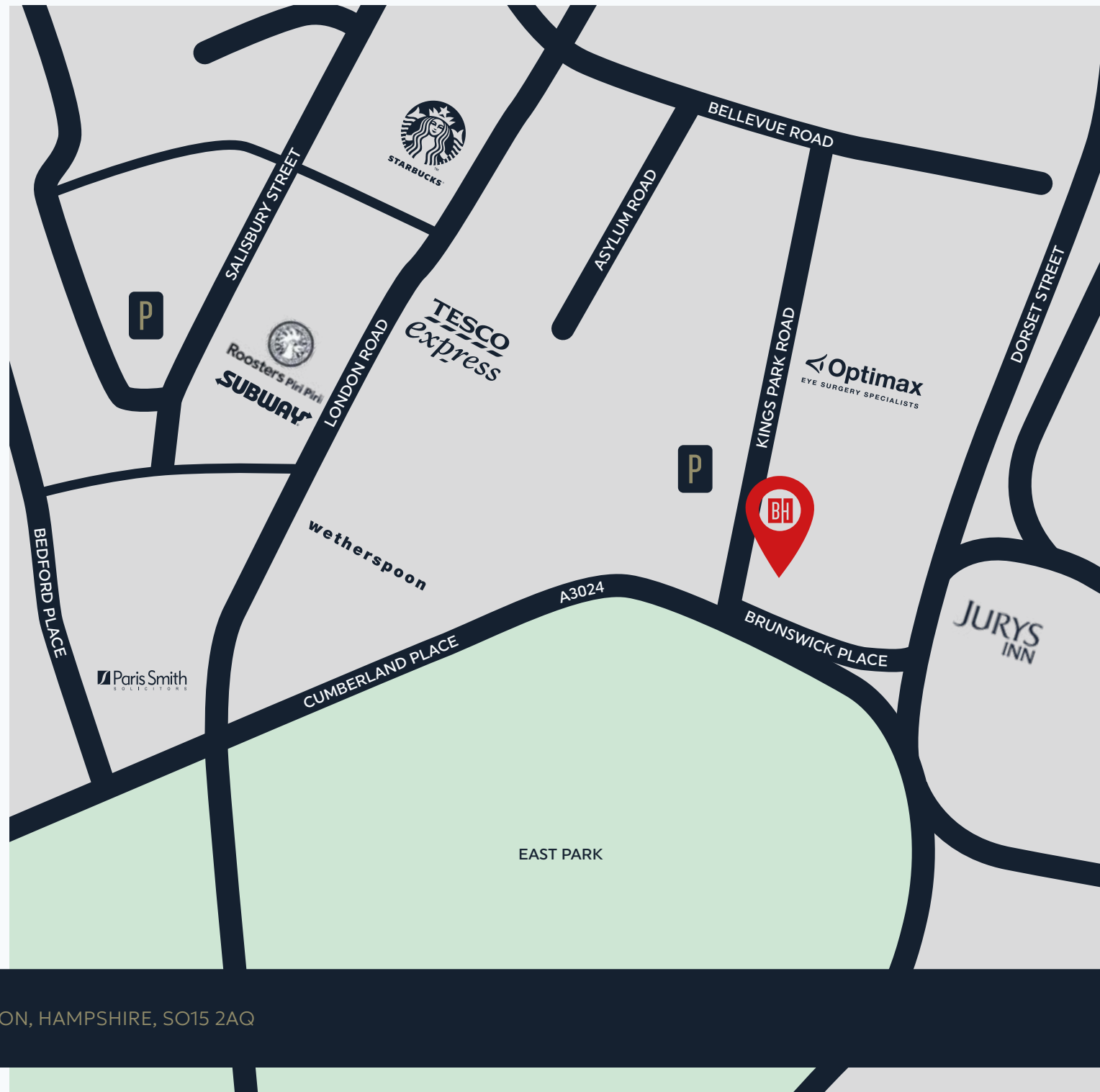
Brunel House is situated in a prominent position. The property is within walking distance of many amenities, which include bars, restaurants, fitness centres and major transport networks.

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.



Own, occupy & personalise...

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
- Air conditioning

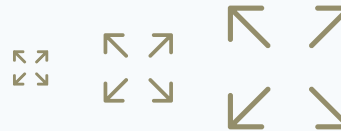
ACCOMMODATION	sq m	sq ft
Basement	144.28	1,551
Ground	282.70	3,034
First Floor	294.69	3,172
Second Floor	292.74	3,151
Third Floor	226.50	2,438
Total	1,240.91	13,346

Measured on a net internal area basis



Suitable for a variety of commercial occupiers

Eg. office/medical/training (subject to planning permission where necessary)



Expand/contract

Occupy part and let surplus accommodation when it suits you



Prime location

Close to amenities with strong transport links



Flexible floor plates

Capable of sub-division



Rare HQ style building

Own your own headquarters in Southampton City Centre



Excellent signage/branding potential

Prominent position with frontage to Cumberland Place

The Opportunity - Approved Permitted Development Scheme

Ground Floor

- Flat 1** 55 sq m
- Flat 2** 39.6 sq m
- Flat 3** 45.9 sq m
- Flat 4** 45.9 sq m
- Flat 5** 39.1 sq m

First Floor

- Flat 6** 57.6 sq m
- Flat 7** 39.6 sq m
- Flat 8** 45.9 sq m
- Flat 9** 45.9 sq m
- Flat 10** 39.1 sq m

Second Floor

- Flat 11** 57.6 sq m
- Flat 12** 39.6 sq m
- Flat 13** 45.9 sq m
- Flat 14** 45.9 sq m
- Flat 15** 39.1 sq m

Third Floor

- Flat 16** 48.9 sq m
- Flat 17** 35.8 sq m
- Flat 18** 36.0 sq m
- Flat 19** 40.5 sq m
- Flat 20** 36.6 sq m

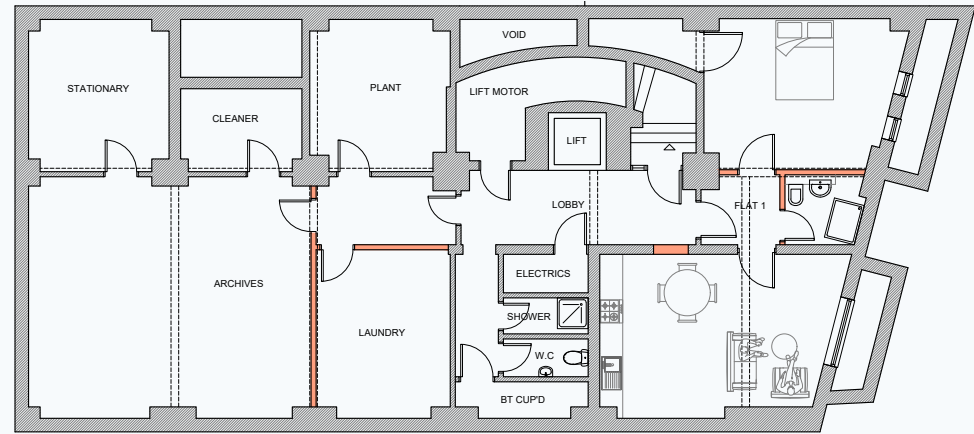


WEST ELEVATION - NOT TO SCALE, ILLUSTRATION ONLY

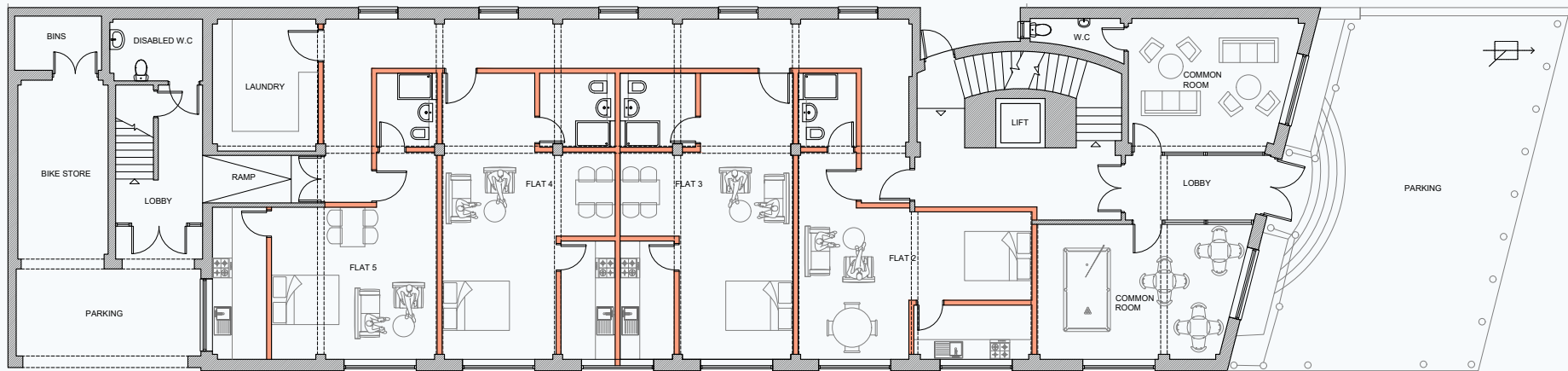
Floor Plans

Permitted Development Approval (Ref: [23/01102/PA56](#))

Change of use from Commercial, Business and Service (Use Class E) to 20 x 1 bed flats (Use Class C3) Granted April 2024.

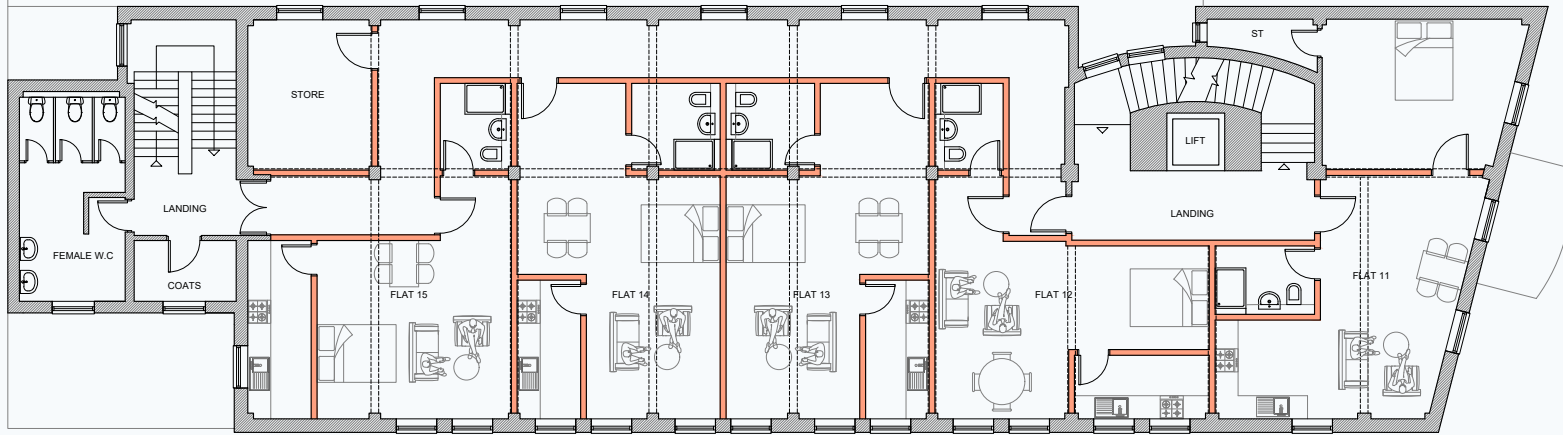


Lower Ground Floor

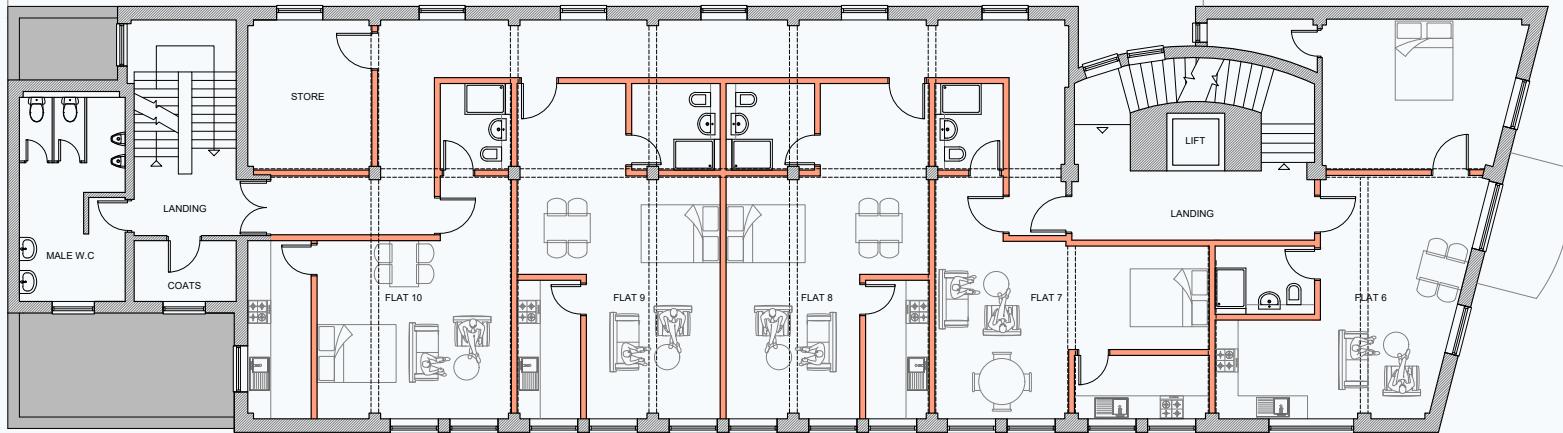


Ground Floor

NOT TO SCALE, ILLUSTRATION ONLY

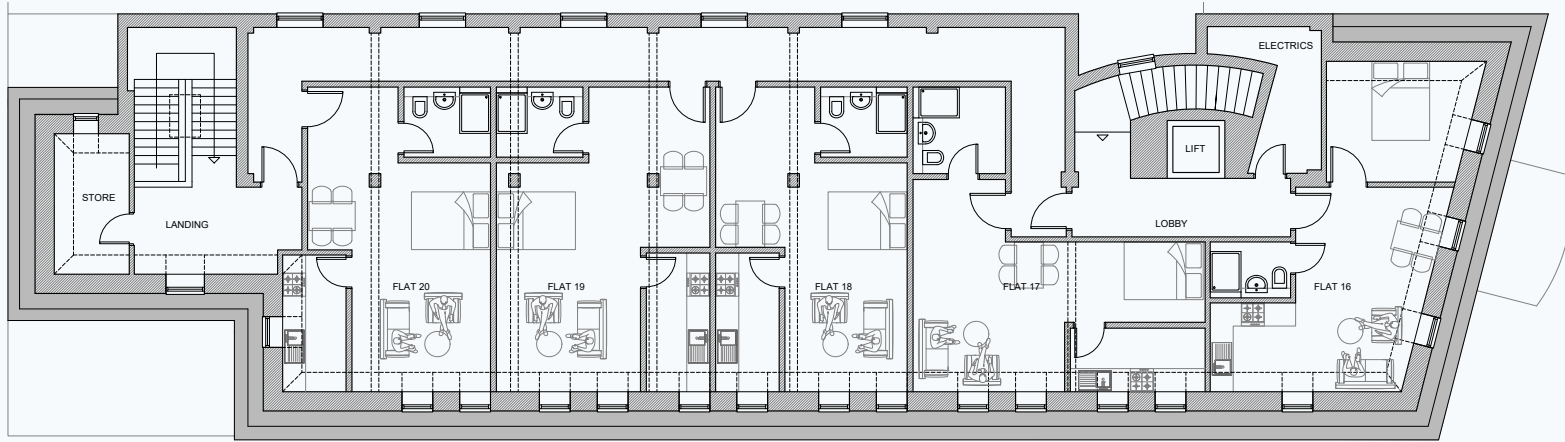


First Floor

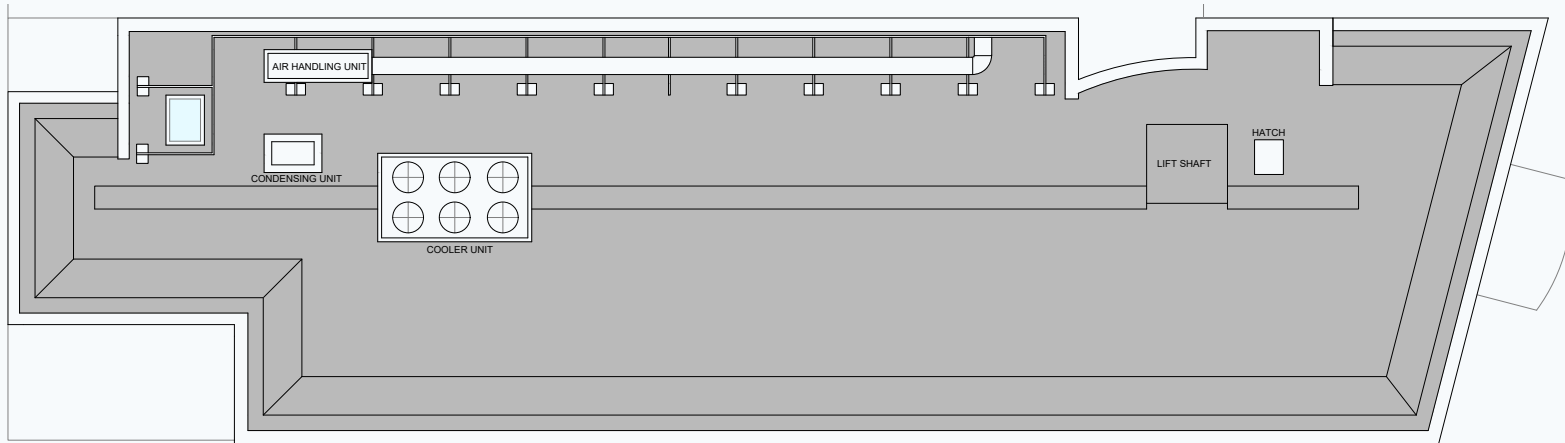


Second Floor

NOT TO SCALE, ILLUSTRATION ONLY



Third Floor



Roof

NOT TO SCALE, ILLUSTRATION ONLY

TERMS

For Sale

Offers invited for the freehold interest

To Let

Office space to let as is or refurbished

EPC RATING

E - 106 (Current rating until September 2025)

RATEABLE VALUE

£210,000 For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.tax.service.gov.uk/business-rates-find/search.



VIEWINGS/FURTHER INFORMATION

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



allan.pickering@goadsby.com

07956 665669

amy.baker@goadsby.com

07771 977221



ncox@vailwilliams.com

07870 557410 // 02380 820900

ohockley@vailwilliams.com

07557 504952// 02392 203 200

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.

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.