



Kings Suite, Crown House 2

22 Kings Park Road, Southampton, SO15 2AT

3,458 sq ft fully fitted workspace with an outdoor terrace in the Heart of Southampton's business district available to let

3,458 sq ft
(321.26 sq m)

- Ready for occupation
- Fully fitted plug & play solution
- 36 workstations - capacity for more
- NABERS accredited
- Includes two meeting rooms
- 3 allocated parking spaces
- Recently refurbished reception and communal areas

Kings Suite, Crown House 2, 22 Kings Park Road, Southampton, SO15 2AT

Description

The accommodation includes open plan office space, meeting rooms and a kitchenette, providing a practical and efficient layout for occupiers. Tenants also benefit from a recently refurbished reception and shared facilities.

In addition to the high quality finish, the property is one of only five buildings in the UK* to be assessed and rated at 4 Stars for Energy according to NABERS rating standard.

The suite comes with three allocated parking spaces, together with an outdoor terrace

Location

Kings Park House is located within the professional district of Southampton City Centre, accessed from the ring road, Brunswick Place via Kings Park Road. The building features a dual-frontage façade and the car park is accessed from Dorset Street opposite the Jury's Inn Hotel.

This location ensures a highly accessible position by road and public transport, together with the convenience of the town centre, London Road and Bedford Place. Shops and restaurants are within a short walk. Street parking and public car parks are close by too.

Accommodation

The accommodation comprises the following areas:

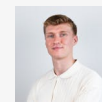
Name	sq ft	sq m	Availability
3rd	3,458	321.26	Available
Total	3,458	321.26	



Summary

Available Size	3,458 sq ft
Rent	£29.50 per sq ft
EPC Rating	Upon enquiry

Viewing & Further Information



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KINGS PARK ROAD
SOUTHAMPTON, SO15 2AT

CROWN

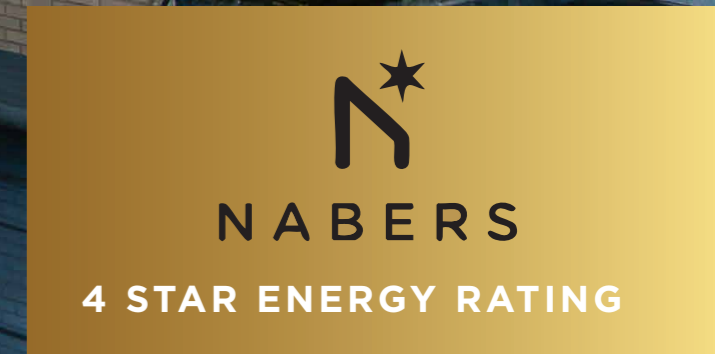
HOUSE

KINGS SUITE

THIRD FLOOR OFFICE SUITE

FULLY FITTED WORKSPACE WITH AN
OUTDOOR TERRACE IN THE HEART OF
SOUTHAMPTON'S BUSINESS DISTRICT

3,458 SQ FT (321 SQ M)

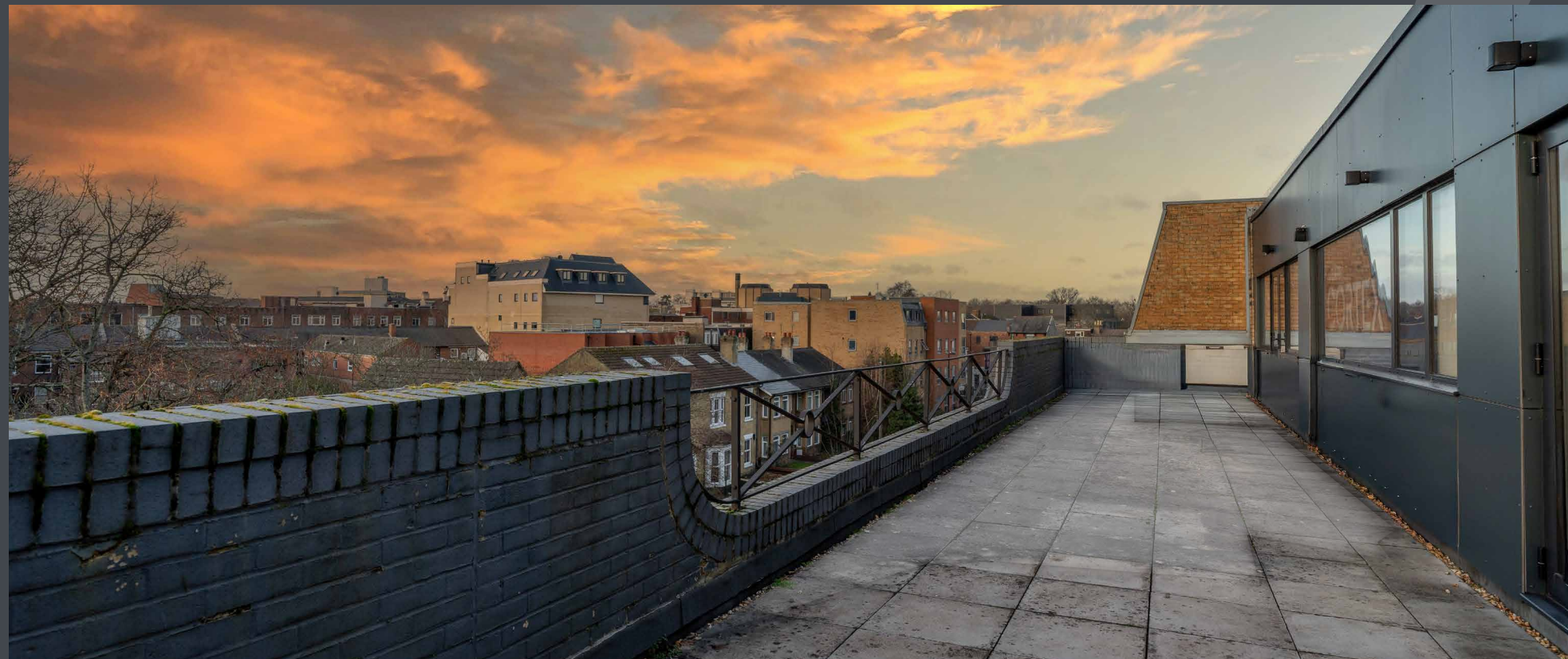


The logo features a stylized 'N' with a star above it, set against a dark background. Below the logo, the word 'NABERS' is written in a bold, sans-serif font. Underneath that, '4 STAR ENERGY RATING' is displayed in a smaller, all-caps font. The entire logo is contained within a dark rectangular box.

HIGH QUALITY FULLY FITTED OFFICE SPACE IN SOUTHAMPTON'S PREMIER BUSINESS DISTRICT

CROWN
HOUSE

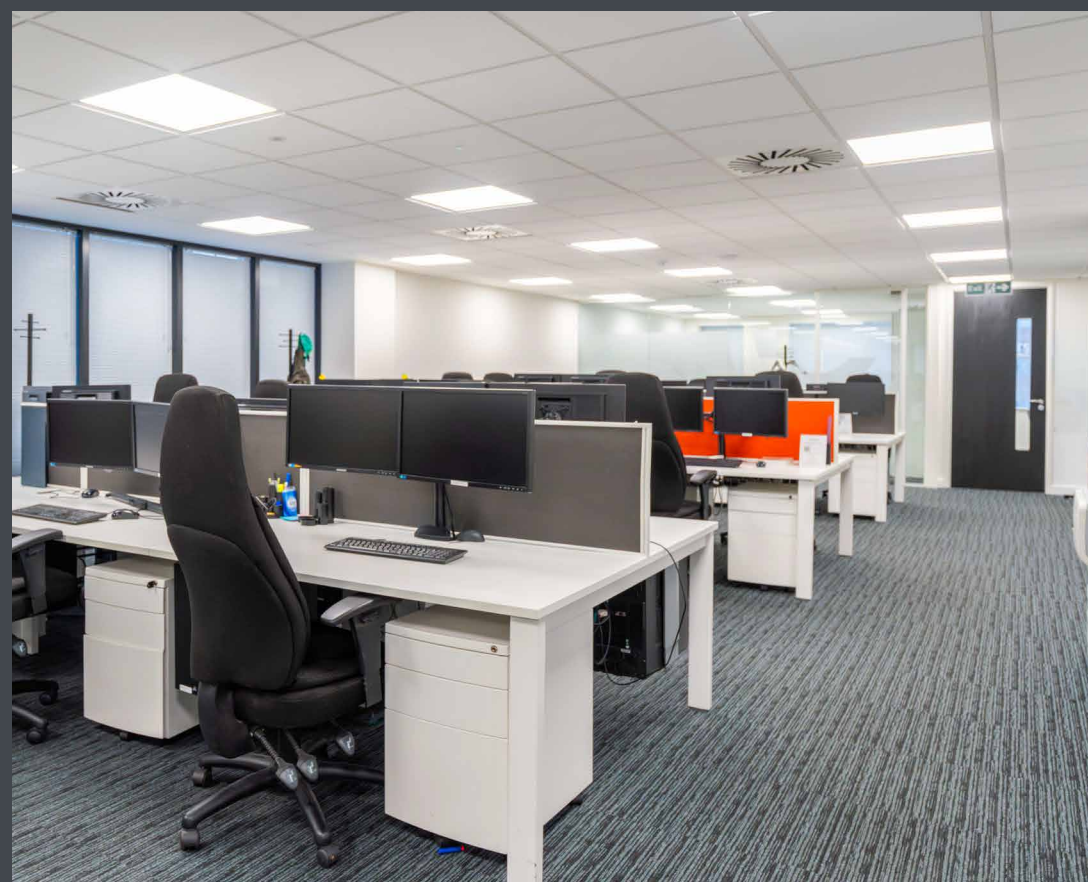
KINGS SUITE



This 3,458 sq ft top floor office suite is ready for immediate occupation and provides a high quality, fitted and furnished workspace.

The accommodation includes open plan office space, meeting rooms and a kitchenette, providing a practical and efficient layout for occupiers. Tenants also benefit from a recently refurbished reception and shared facilities. The suite comes with three allocated parking spaces, together with an outdoor terrace.

Crown House 2 enjoys an unrivalled location in Central Southampton, with the city parks in walking distance and the main retail and restaurant district a short 15 minute walk away. Southampton Central train station is within a 10 minute walk.



In addition to the high quality finish, the property is one of only five buildings in the UK* to be assessed and rated at 4 Stars for Energy according to NABERS rating standard.

**at the time of writing*

A WARM AND
PROFESSIONAL
WELCOME



FACILITIES TO KEEP EVERYONE HAPPY



Fitted kitchen & breakout area



Private shower & WC facilities



Fully furnished boardroom /conference room



Lift access from ground floor



Accessible outdoor terrace area



Modern heating & cooling system



3 Secure car parking spaces



Bespoke private meeting pods



10 minute walk to Southampton Central Station



NABERS 4★ Energy Rating



CROWN
HOUSE
KINGS SUITE



IT'S NOT ALL WORK



TRANSPORT

- 1 Southampton Central Station
- 2 Red Funnel Terminal

RETAIL

- 1 West Quay Shopping Mall
- 2 Ikea
- 3 West Quay Retail Park
- 4 High Street Shopping Area
- 5 Marlands & Asda Superstore

CULTURAL

- 1 Seacity Museum
- 2 Central Parks
- 3 Southampton Football Club
- 4 Mayflower Theatre
- 5 Showcase Cinema
- 6 Southampton Art Gallery
- 7 The Quays Swim & Gym

HOSPITALITY

- 1 Leonardo Royal Hotel
- 2 West Quay Food Hall
- 3 Bedford Place Cafés and Bars
- 4 Harbour Hotel
- 5 Oxford Street Bars and Restaurants
- 6 Premier Inn
- 7 Holiday Inn



LEONARDO ROYAL

CARNIVAL UK
Quilter

CRUISE TERMINAL

GROSVENOR SQUARE



SOUTHAMPTON DOCKS

NCL NORWEGIAN CRUISE LINE
Paris Smith LEGAL EXCELLENCE
MOTT MACDONALD
savills

SOUTHAMPTON CENTRAL STATION

CROWN HOUSE

TO M27, M3 & SOUTHAMPTON AIRPORT

GETTING THERE



Southampton Airport
20 mins by car



National Express Coach Terminal
15 mins walk



Southampton Central Train Station
10 mins walk



M27 Junction 3
12 mins by car



Red Funnel Ferry Terminal
15 mins walk

BLENDING BUSINESS AND PLEASURE

Southampton mixes maritime heritage, modern attractions, and a vibrant cultural scene. If you need some retail therapy, head to West Quay, home to almost a hundred shops.

Southampton's exciting night-life is renowned in the region with its historic pubs, funky bars and music venues and theatre attracting Broadway shows.

Southampton also boasts a number of well maintained parks with mature trees, play areas and rose gardens.



Oxford Street



Showcase Cinema, West Quay



Bill's Southampton, West Quay

CROWN
HOUSE
KINGS SUITE

TERMS: Available on a full repairing insuring lease directly from the landlord.

RENT: £29.50 per sq ft exclusive of VAT on a fully fitted basis.

EPC: B (41)

BUSINESS RATES: The rateable value from 1st April 2026 onwards is £50,000.

SERVICE CHARGE: A service charge is payable. Full details on request.

CONTACT:

To arrange a viewing please contact our sole agents Omega RE:



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