



# BRUNEL HOUSE

21 BRUNSWICK PLACE, SOUTHAMPTON, SO15 2AQ

**FOR SALE**

**FIVE STOREY SOUTHAMPTON CITY  
CENTRE OFFICE BUILDING**

**PERMITTED DEVELOPMENT SECURED  
FOR CONVERSION TO 20 X1 BED FLATS**

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

Deadline for bids: 21st June 2024

## SUMMARY

- » City centre offices
- » Raised floors
- » Air conditioning
- » Suspended ceilings
- » Car parking near by available, POA
- » **Offers invited**

## 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



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## 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



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## TERMS

For Sale  
Offers invited

Deadline for bids: Friday 21st June 2024

## PERMITTED DEVELOPMENT

Permitted Development Assessment - Granted 12th April 2024  
Ref: [23/01102/PA56](#)

Prior Approval sought for a change of use from Commercial, Business and Service (Use Class E) to 20 x 1 bed flats (Use Class C3)

## EPC RATING

E - 106

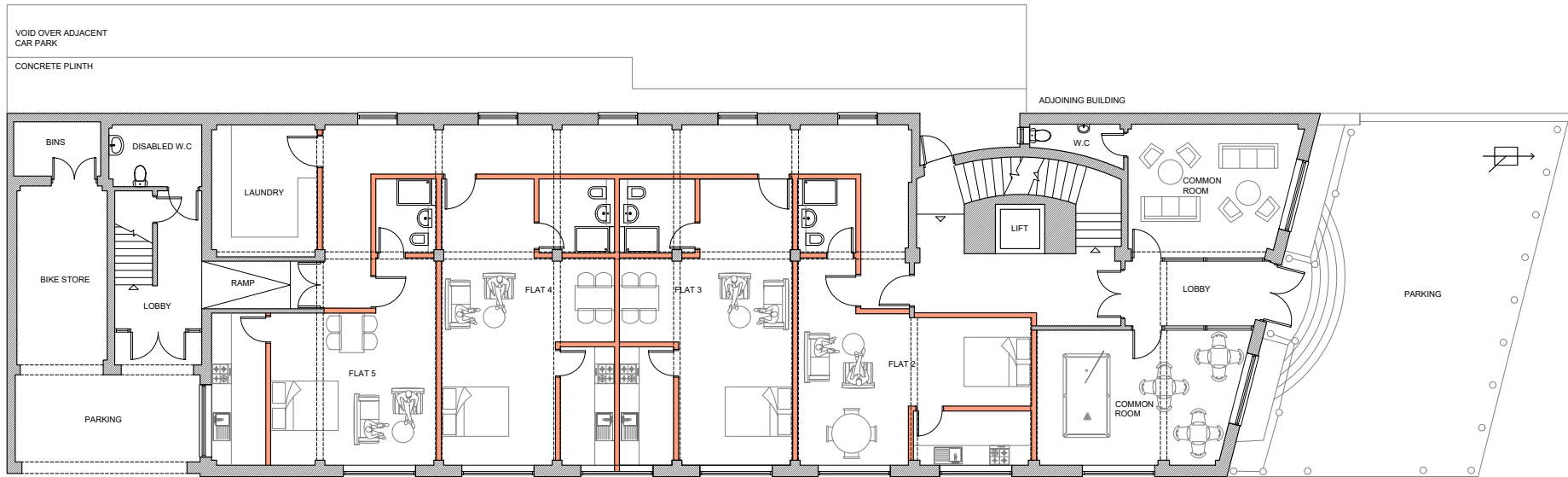
## RATEABLE VALUE

**£210,000** 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).



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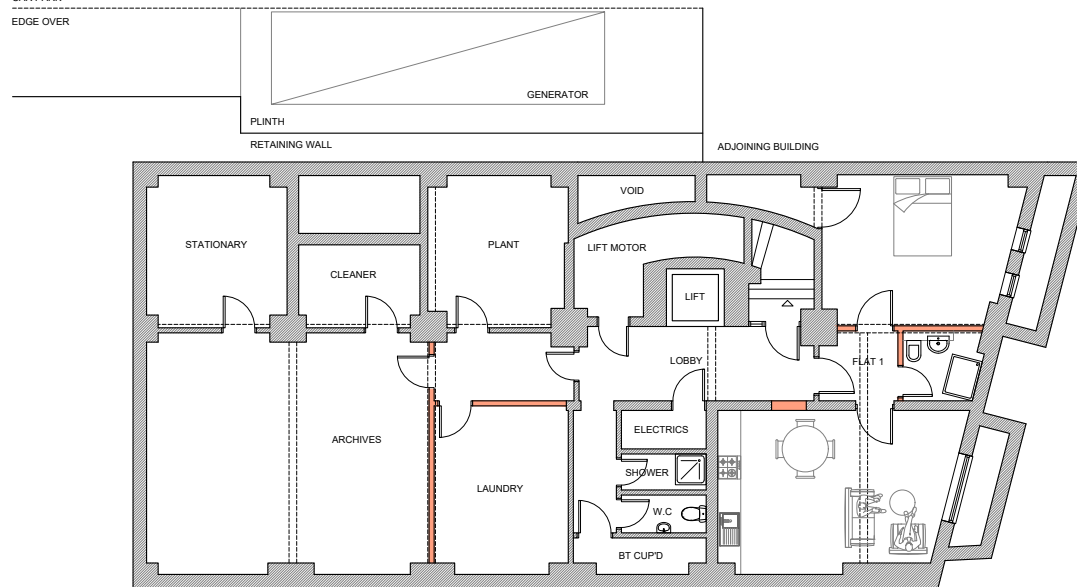




**GROUND FLOOR**

GROSS INTERNAL AREAS  
 FLAT 1: 55 sqm  
 FLAT 2: 39.6 sqm  
 FLAT 3: 45.9 sqm  
 FLAT 4: 45.9 sqm  
 FLAT 5: 39.1 sqm

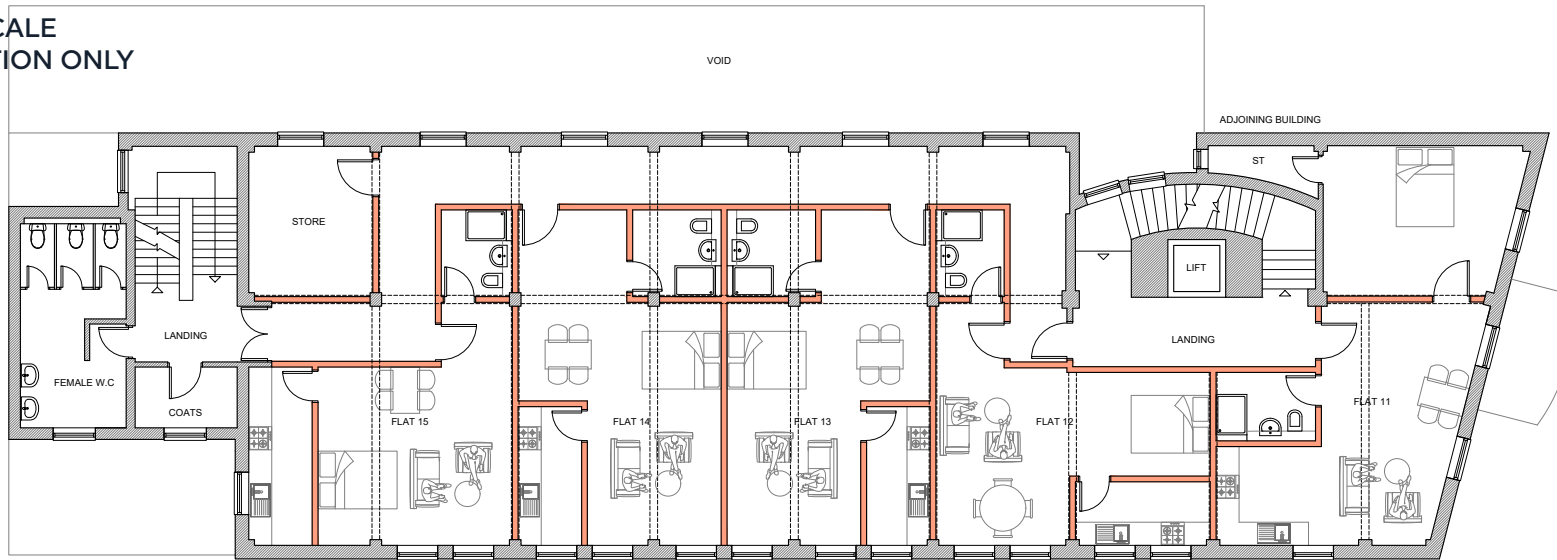
ADJOINING BASEMENT  
 CAR PARK  
 EDGE OVER



**BASEMENT**

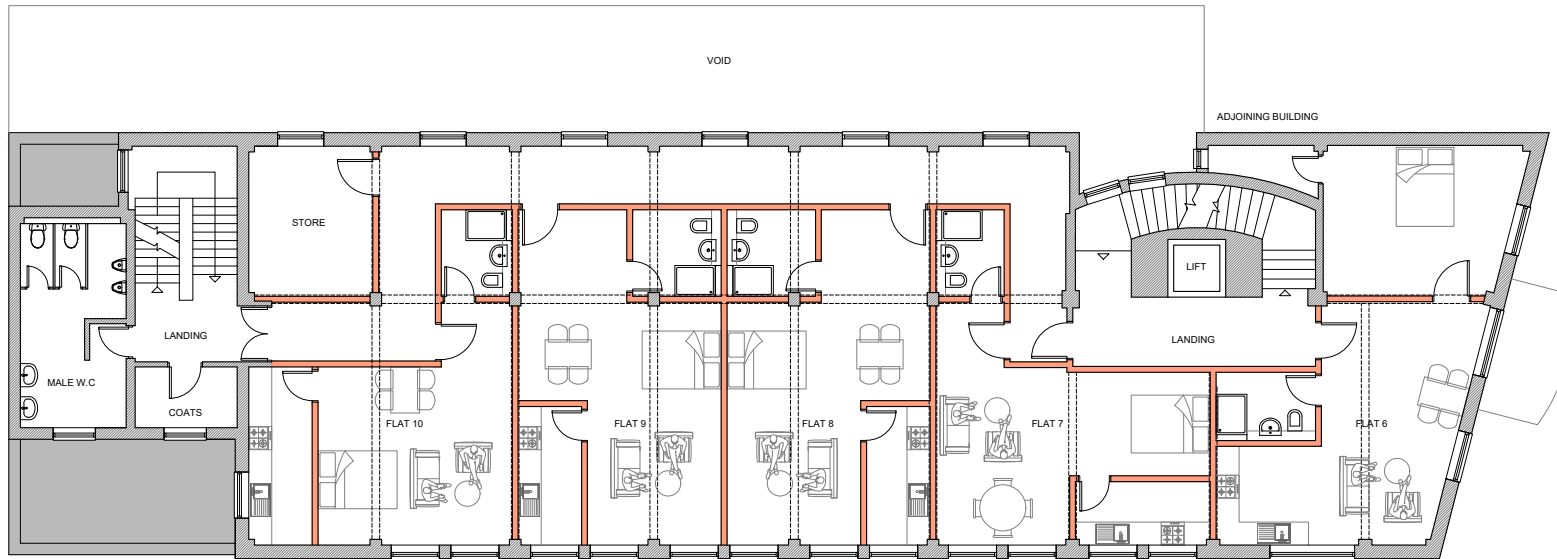
**NOT TO SCALE  
 ILLUSTRATION ONLY**

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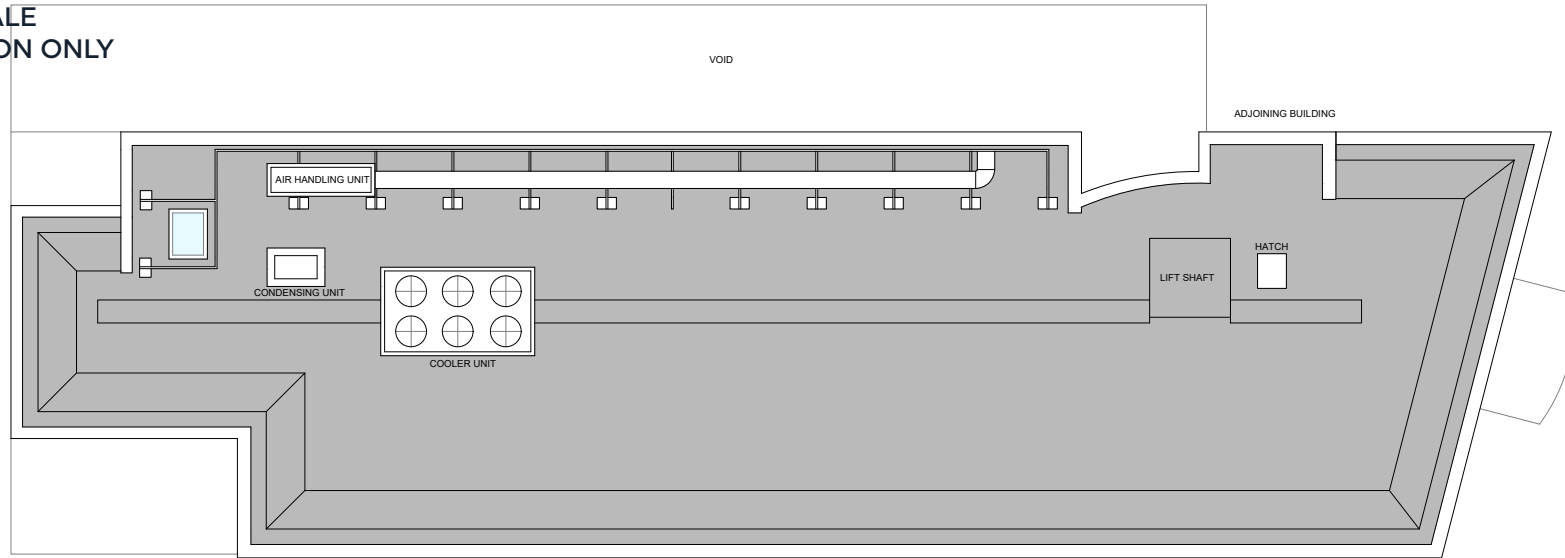
**SECOND FLOOR**

GROSS INTERNAL AREAS  
 FLAT 6: 57.6 sqm      FLAT 12: 39.6 sqm  
 FLAT 7: 39.6 sqm      FLAT 13: 45.9 sqm  
 FLAT 8: 45.9 sqm      FLAT 14: 45.9 sqm  
 FLAT 9: 45.9 sqm      FLAT 15: 39.1 sqm  
 FLAT 10: 39.1 sqm  
 FLAT 11: 57.6 sqm

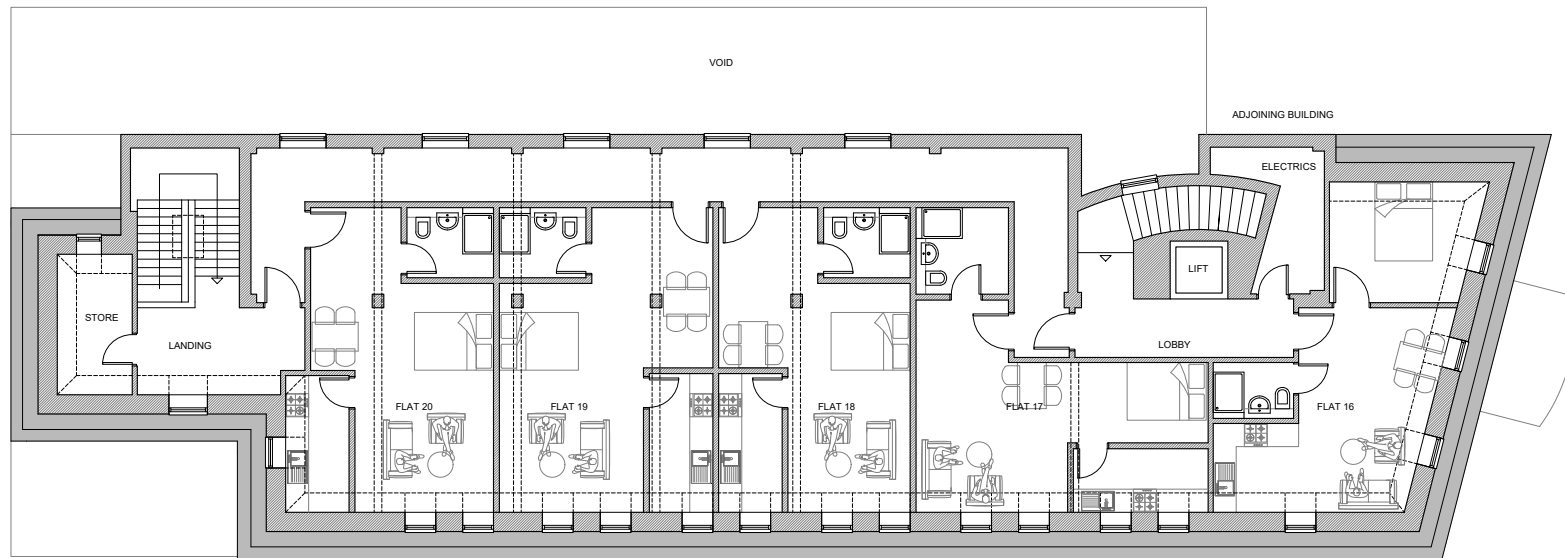


**FIRST FLOOR**

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ILLUSTRATION ONLY



ROOF PLAN



THIRD FLOOR

## VIEWINGS/FURTHER INFORMATION

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



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### 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.



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