



GRADE II LISTED BUILDING

1 BRUNSWICK PLACE, SOUTHAMPTON, SO15 2AN

EDUCATION / OFFICE TO LET / FOR SALE

3,367 SQ FT (312.80 SQ M)



Summary

GRADE II LISTED PERIOD BUILDING - TO LET / FOR SALE

Available Size	3,367 sq ft
Rent	£15 per sq ft
Price	Offers in excess of £325,000
Rateable Value	£39,250
EPC Rating	Upon enquiry

- Grade II Listed
- Situated in the heart of central Southampton
- Close to A33 connecting directly to M3 and M27
- Directly opposite East Park
- 13 minute walk to Southampton Central station



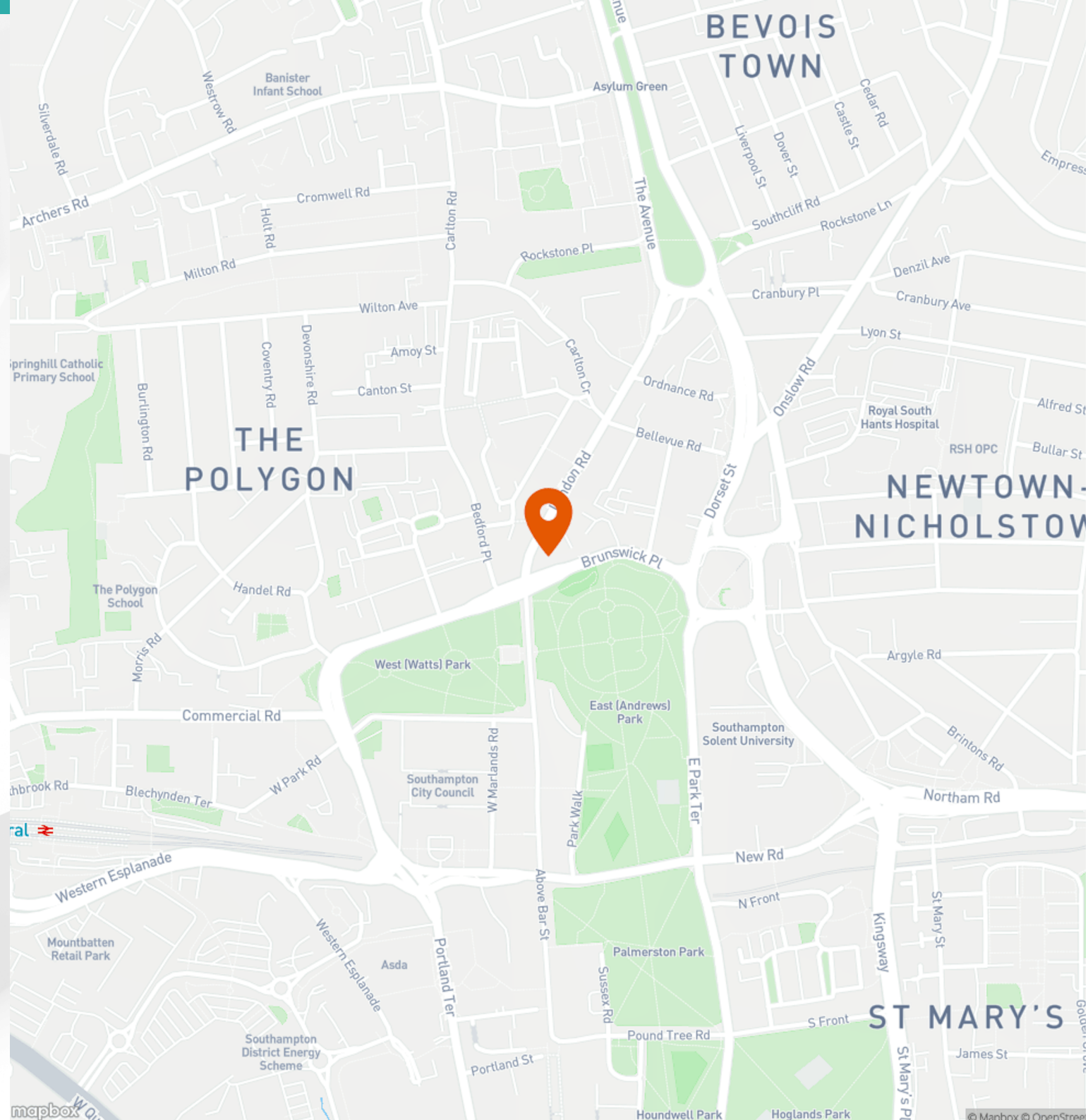
Location



**1 Brunswick Place,
Southampton, SO15 2AN**

1 Brunswick Place is situated in an extremely prominent position, within walking distance of a wide range of amenities that include shops, bars, restaurants, galleries, gyms, as well as all major transport links. It is also directly opposite East Park, one of Southampton's most outstanding green spaces, and just a pleasant 13 minute walk away from Southampton Central Station.

By car, 1 Brunswick Place connects directly to the A33, the main arterial route north from the city, where it connects directly to the M3 at junction 4. Heading south through the city the inner ring road links to the M27 providing easy access to the South East and South West respectively.



Further Details

Description

1 Brunswick Place is a Grade II Listed period building of masonry construction which is rendered and painted, sitting under a flat and perimeter pitch roof. The windows are single glazed sash style.

The accommodation is arranged over lower ground, ground, first and second floors. There is a more recent addition to the rear of the property providing a new WC area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	707	65.68	Available
Ground	782	72.65	Available
1st	864	80.27	Available
2nd	1,014	94.20	Available
Total	3,367	312.80	

Viewings

Strictly by appointment through the sole agent.

Planning

We understand that the existing use is Class D1 which was changed from office in 2011. Further planning information is available from Southampton City Council.

Terms

The premises is available as follows:

For Sale - Freehold is available for a price in excess of £325,000.

To Let - Quoting a rent of £15 per sq ft for a new FRI lease on terms to be agreed.

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.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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