

For Sale

- Parking on Site
- Optional Office Furniture
- Substantial Loft Storage
- Eligible For 100% Business Rates Relief
- Suitable for a Variety of Small Businesses



Office For Sale on Popular Business Centre
455 sq ft (42.27 sq m)

Unit 8, Northam Business Centre, Princes Street, Southampton, Hampshire,
SO14 5RP

Description

A mid terrace two storey office, located in a popular business centre. The ground and first floor comprises open plan office suites. There is a substantial loft space with ladder access, suitable for ancillary storage.

The offices benefit from carpeted floors, an alarm system, electric heating, fluorescent lighting and optional office furniture. There is a staff WC and tea point.

There is 1 dedicated parking space and additional visitor parking. There are public car parks within walking distance.

Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
Ground Floor Office	258	23.97
First Floor Office	197	18.3
Total	455	42.27

Energy Performance Certificate

EPC to be provided.



Unit 8, Northam Business Centre, Princes Street, Southampton,
Hampshire, SO14 5RP

Terms

The freehold is available. Offers are invited upwards of £99,500.

Service Charge

Each owner holds an equal share of the business centre's communal areas and has appointed a management committee. Annual management contributions are typically between £0 and £500.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £6,500. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that the property has not been elected for VAT and therefore VAT is not payable on the purchase.



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Location

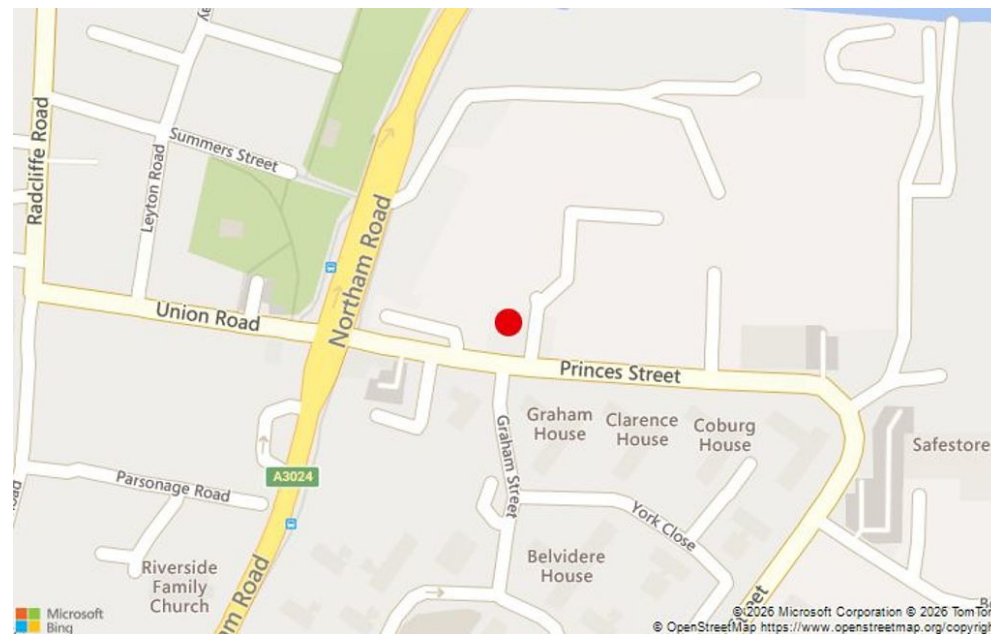
Northam Business Centre is a small development of offices prominently located on the corner of Princes Street and A3024 Bitterne Road West. Conveniently located close to St Mary's Stadium, Northam Industrial Estate, the office development provides space for a number of small professional services occupiers.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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