



Bargate Quarter

HIGH ST | SOUTHAMPTON | SO14 2DJ



kearney bell

HIGHLY PROMINENT COMMERCIAL UNITS TO LET

AVAILABLE SUMMER 2026

Bargate Quarter

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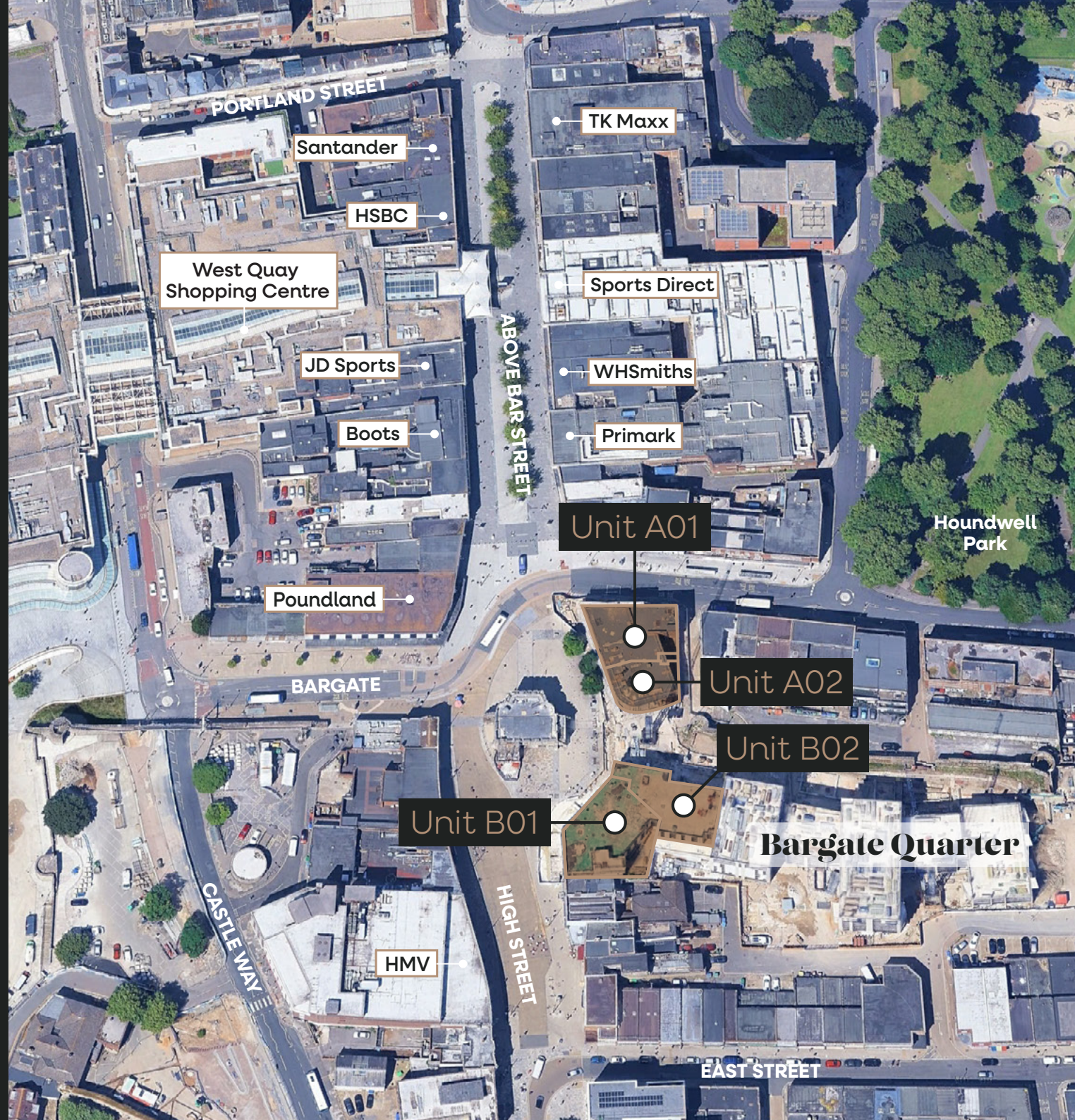
Description

The new Bargate Quarter will support Southampton City Centre's continued growth by regenerating and reinvigorating the area around The Bargate, a Grade I listed medieval gatehouse in the city centre fronting Bargate Quarter.

Bargate Quarter will provide over 500 new apartments and town houses with a new linear park providing a link between Bargate and Queensway, exposing the historic town walls hidden for 40 years by the former Bargate Shopping Centre that has been demolished.

The development will provide four highly prominent commercial units with excellent frontage to Bargate, due for handover in summer 2026.

Bargate Quarter is situated less than one minutes' walk from Westquay Shopping Centre that provides Southampton's premier luxury shopping destinations with occupiers including John Lewis, Marks & Spencer, Apple, Zara, Lego and many others plus approximately 2,500 parking spaces.



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Air Conditioning

Cooling equipment to be installed by the tenant in areas dedicated for mechanical plant on the roof. Further info available on request.



Electricity Supply

Unit A01 and A02
100A TP&N 38kVA.

Unit B01
160A TP&N 100kVA.

Unit B02
100A TP&N 69kVA.



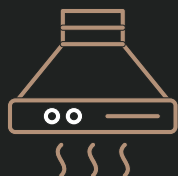
External Seating

Areas will be offered by way of separate licence.



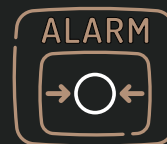
Extraction

Kitchen extract permitted via re-circulation system only. To be installed by the tenant, subject to landlord consent.



Fire Alarm

Tenant to install their own fire alarm system. An interface point for connection to the Landlord's system will be provided.



Handover Specification

Shell condition with shopfronts.



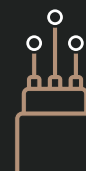
Sprinklers

A capped commercial sprinkler connection will be provided at the rear of the units at ground floor. Tenant to ensure compliance with fire strategy.



Telecom / Fibre

All units up to 1GBps.



Water Supply

All units 1.5l/s.



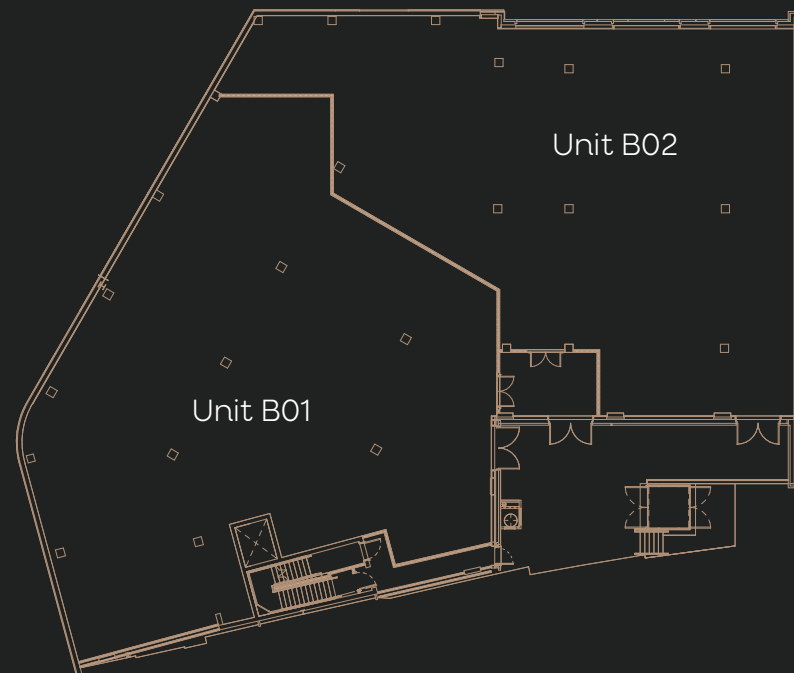
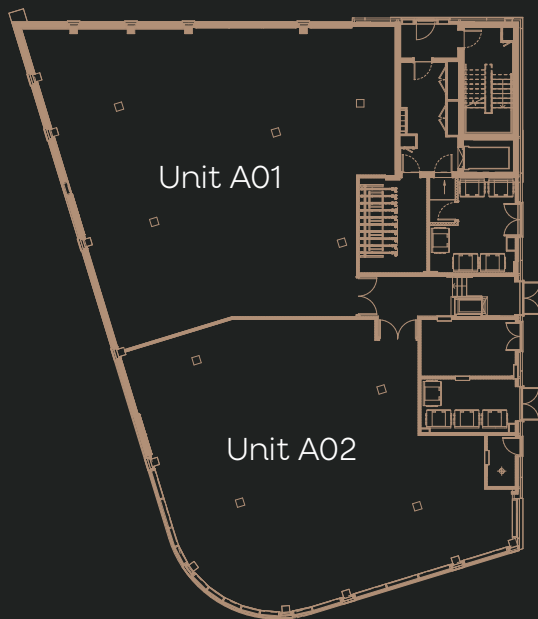
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Accommodation / Rent

The units will provide the following approximate gross internal floor areas:

Unit A01	257.17 sq m	2,768 sq ft	£90,000 pa
Unit A02	225.66 sq m	2,429 sq ft	£80,000 pa
Unit B01	519.68 sq m	5,594 sq ft	£120,000 pa
Unit B02	457.19 sq m	4,921 sq ft	£95,000 pa



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Business Rates

To be assessed post occupation. Interested parties should contact Southampton City Council for further information on 02380 833000.

EPC

A valid EPC will be provided.

Planning

The units can be occupied by a wide variety of uses such as cafés/restaurants/bars/shops/leisure etc within Class E including Drinking Establishments (Sui Generis).

Service Charge

There will be an annual fixed service rent that is estimated to be £2.50 - £3.50 per square foot. This will be subject to annual increases in line with CPI. Further information on request.

Contacts

Viewing by appointment with:



kearney bell

Aaron Bell

020 3773 9393

aaron@kearneybell.co.uk



Important Notice: These particulars are intended as a guide and must not be relied upon as statements of fact and that are expressly excluded from any contract. All prices/rents are quoted exclusive of any VAT which may be payable. SUBJECT TO CONTRACT. Under new Anti Money Laundering legislations Kearney Bell are obliged to verify the identity of proposed tenants once a letting has been agreed.

An AML check will need to be completed by proposed tenants once Heads of Terms have been agreed

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