

# Seafarer House

Southampton, SO19 9FF

Freehold Office For Sale



savills

## LOCATION

The property is situated in the Woolston/Sholing area to the east of Southampton, on the opposite side of the Itchen River. St Annes Road runs south of the A3025 Portsmouth Road, close to both Sholing and Woolston stations. Southampton City Centre is about 2 miles to the west via the A3025/Itchen Toll Bridge.

Southampton is a major port city in Hampshire with around 249,000 residents and a wider urban area exceeding one million people. The A3025 provides direct access to the M27. By road, London lies approximately 85 miles to the north-east. Rail connections are strong, with Southampton Central station located about 3.3 miles to the north west. Regular trains run to London Waterloo in around 75 minutes.

## DESCRIPTION

The property comprises a modern two storey detached office building with brick elevations under a part flat and part pitched roof.

The accommodation is approached by way of a ground floor entrance hall, with a storage room immediately to the right and doors through to the stairs and lift and to the main ground floor office suite.

The first floor comprises further open plan office space, with partitioning to provide a mix of private offices, meeting rooms, breakout area and storage.

The property benefits from a large car park to the front. To the rear is a small outside smoking area and a path around the rear of the property.



## KEY HIGHLIGHTS

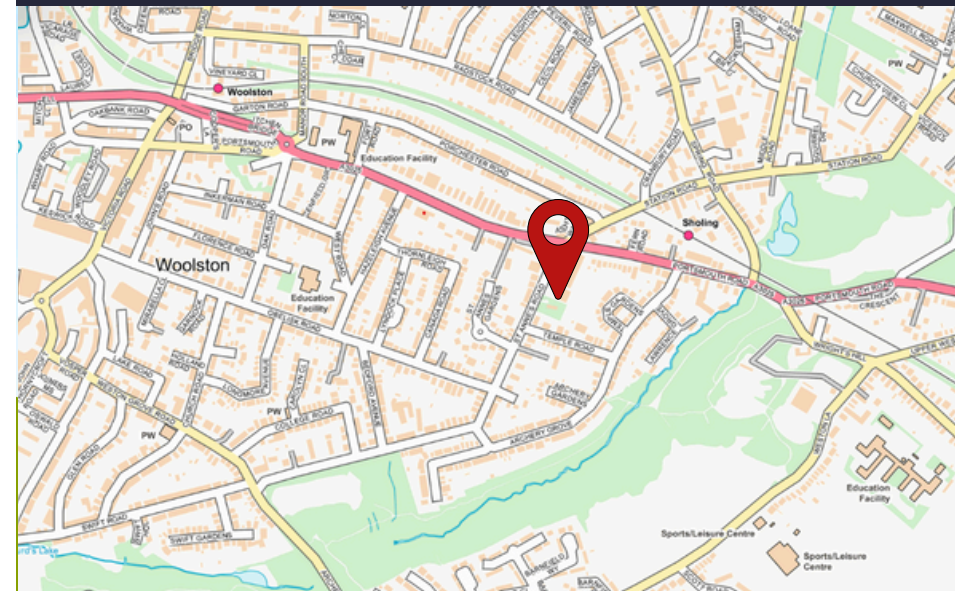
- Office For Sale
- Site area of 0.388 acres (0.157 hectares)
- Property arranged over Two levels extending 4463 sq ft (430.46 sq m)
- Opportunity to convert to a variety of uses (STP)

[LOCATION MAP](#)

[STREET VIEW](#)

[360 PANORAMIC](#)

[DRONE VIDEO](#)



## LEASE

The majority of the ground floor is currently let at a rent of £34,250 pa, expiring on 3<sup>rd</sup> August 2026. The lease is outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part II (as amended).

Our clients occupy the majority of the first floor and would vacate by completion of a sale. The telecommunication mast indicated on the site plan has been removed.

## SPECIFICATIONS

The specification includes suspended ceilings with integral motion sensor lighting, floor trunking, air conditioning and carpeting throughout.

## PLANNING

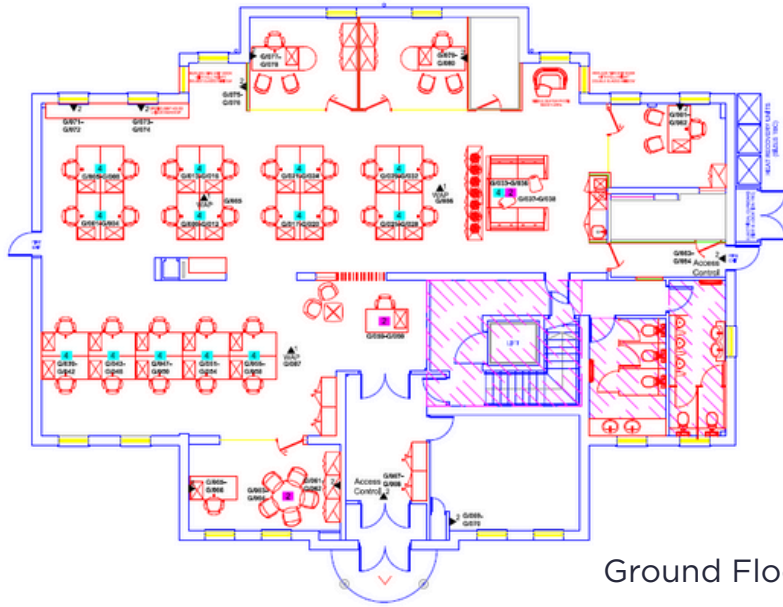
The property is currently used as an office and benefits from Class E consent. The building is not listed and does not sit within a Conservation Area.

## FLOOR AREAS

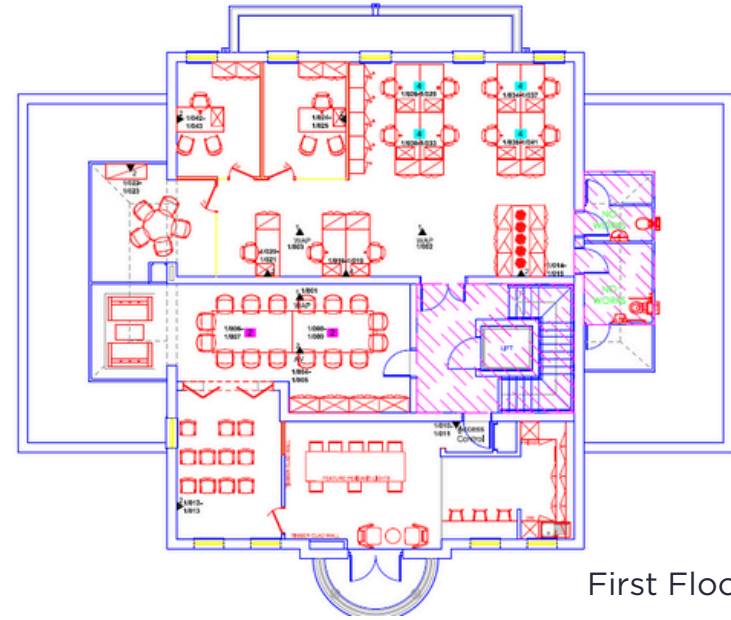
The following are approximate Net Internal Areas:

Areas	Sq. ft	Sq. m
Ground Floor	2398	222.78
First Floor	2235	207.68
<b>Total</b>	<b>4633</b>	<b>430.46</b>





Ground Floor



First Floor





## BUSINESS RATES

We have inspected the VOA's rating list (2023) which shows the following:

Description:

**Suite 1** Rateable Value: £25,500

**Suite 2** Rateable Value: £2,325

**Suite 3** Rateable Value: £10,750

**Suite 4** Rateable Value: £5,500

NB: Rateable Value is not the same as rates payable.

## EPC

Details on application

## GUIDE PRICE & TENURE

Freehold (HP690281). Offers are invited in the region of £800,000 subject to the lease as described.

## VIEWING

For a formal viewing strictly by appointment with Savills.

## AML

To comply with Anti Money Laundering regulations, Savills undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## CONTACT

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