

Fairways House

Mount Pleasant Road, Southampton, SO14 0QB

Freehold Office Investment For Sale



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LOCATION

Fairways House occupies a prominent position on the site of the former Meridian TV Studios, on the bank of the River Itchen, Southampton. Situated on Meridian Way, closely located to the A3024, which offers connections to the M27 and A27.

Southampton is a major port city in Hampshire with around 249,000 residents and a wider urban area exceeding one million people. By road, London lies approximately 80 miles to the north-east. Situated only a 10 minute drive from the prime retail centre of Southampton, comprising of landmarks like West Quay shopping centre, Sea City Museum, Mayflower Park and the Ocean and Mayflower cruise terminals.

Southampton Central railway station is situated 1.8 miles to the south west which offers services along the south coast and to London Waterloo.

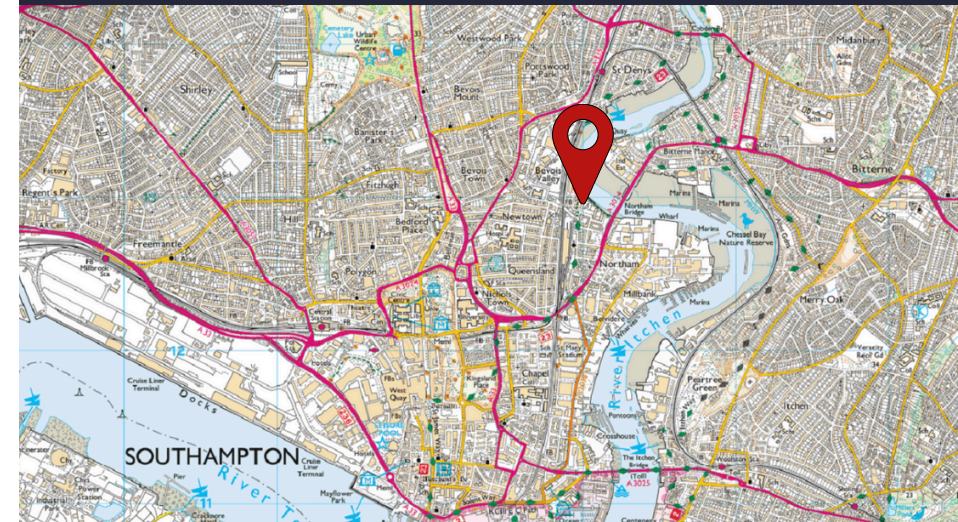
Southampton Airport is situated 3.2 miles to the northeast, around a 15 minute drive, offering a range of UK and European connections.

Southampton is also a major university city, the University of Southampton is ranked highly amongst modern universities and has more than 25,000 students, with a strong reputation in the engineering, nursing, physics and ocean and earth sciences. Southampton Solent university, which is known for its courses in the creative industries.



KEY HIGHLIGHTS

- Prominent Freehold Income Producing E-Class Property For Sale
- Operated as managed workspace with a gross income of c£322,000 pa
- Site extending to 1.673 acres (0.677 hectares)
- Property arranged over two levels extending to approximately 33,500 Sq Ft
- Car park for approximately 130 parking spaces
- Adjacent to the landmark Meridian Waterside development

[LOCATION MAP](#)
[360 PANORAMIC](#)
[STREET VIEW](#)
[DRONE VIDEO](#)


DESCRIPTION

The site is roughly rectangular in shape and extends to 1.673 acres (0.677 hectares) which comprises a detached two storey industrial unit converted into serviced office space. Current site coverage from the building is approximately 40%. With over 130 car parking spaces.

The property our clients as serviced/managed workspace and benefits from a modern range of traditional office rental to coworking and flexible office spaces.

Available workspace to hire includes: Virtual Offices, Hot Desk, Permanent Desk, Office Space and Meeting Rooms.

Alongside this, various private event space and two meeting rooms, a range of break out areas including kitchenette and tea/coffee facilities.

With modern wired and wireless internet connection throughout the building.

The immediate area includes views and access to walks along the River Itchen, further employment and to the east the landmark Meridian Waterside development, a major regeneration scheme creating a dynamic destination for riverside living.

FLOOR AREAS

The following are approximate Net Internal Areas:

Areas	Sq. ft	Sq. m
Ground Floor	14,002	1,300.85
First Floor	12,360	1,148.29
Total	26,362	2,449.14

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.

There is potential for redevelopment, subject to the necessary consents.





BUSINESS RATES

Detail on application

EPC

D-76

TENURE

Our clients own the freehold interest and operate the building as managed workspace.

The building is currently at 85% occupancy and generates an annual gross rental income of £322,000, (including rent, car park, electrical recharges and other rental income. Full details on request. Occupancy is by way of short term licences, outside the Landlord and Tenant Act 1954 (as Amended) provisions relating to security of tenure.

GUIDE PRICE

Offers in excess of **£3,750,000** for the freehold interest, subject to the current licences.

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.

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