



KINGS PARK ROAD
SOUTHAMPTON, SO15 2AT

CROWN HOUSE

FULLY REFURBISHED PRIME CITY
CENTRE OFFICES WITH OPTIONS TO
SUIT YOUR BUSINESS

AVAILABLE IMMEDIATELY
MAY SELL

1,518 - 13,245 SQ FT
(141 SQ M - 374.5 SQ M)

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WELCOME TO

CROWN

HOUSE

Crown House 1 is a recently upgraded and enhanced office building, situated in the heart of Southampton.

Offered as a whole or in part, Crown House 1 presents a compelling opportunity for occupiers seeking quality and flexibility.

Crown House 1 provides a variety of accommodation including some fully fitted suites.

Each suite has been designed to provide modern, attractive accommodation which would suit a variety of occupiers.

SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
Ground Floor	1,518	141
First Floor	4,031	374.5
Second Floor	4,026	374
The Penthouse	3,670	341
Parking Ratio	1:946	



GROUND FLOOR OFFICE SPACE

The **Ground floor** provides a fully fitted, high-specification office suite, ready for immediate occupation. It has been creatively designed to provide 10 permanent work stations, a generous meeting room, high specification kitchen with ample breakout space plus a zoom room. The HVAC system installed in the building is energy efficient and provides a heat recovery system that allows different areas to be warmed or cooled to a tenants requirements. The suite is available on flexible terms.



FULLY FITTED
CAT A OFFICE
SPACE



2 PARKING
SPACES



EXCELLENT
CONNECTIVITY



VRV HEAT
RECOVERY
SYSTEM



HIGH SPEC
KITCHEN



ZOOM &
BREAKOUT
ROOMS

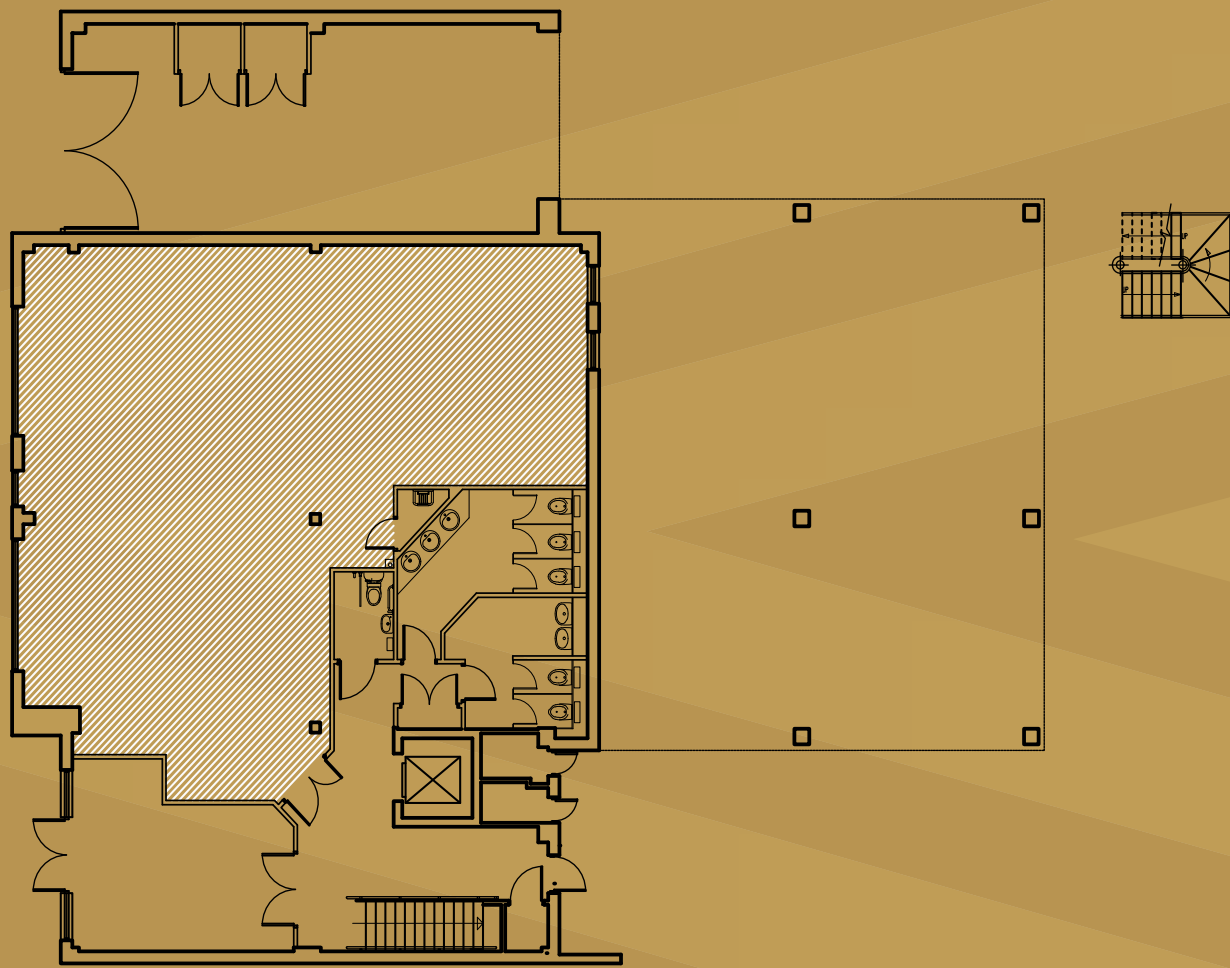


SHOWER & WC
FACILITIES



MODERN
RECEPTION

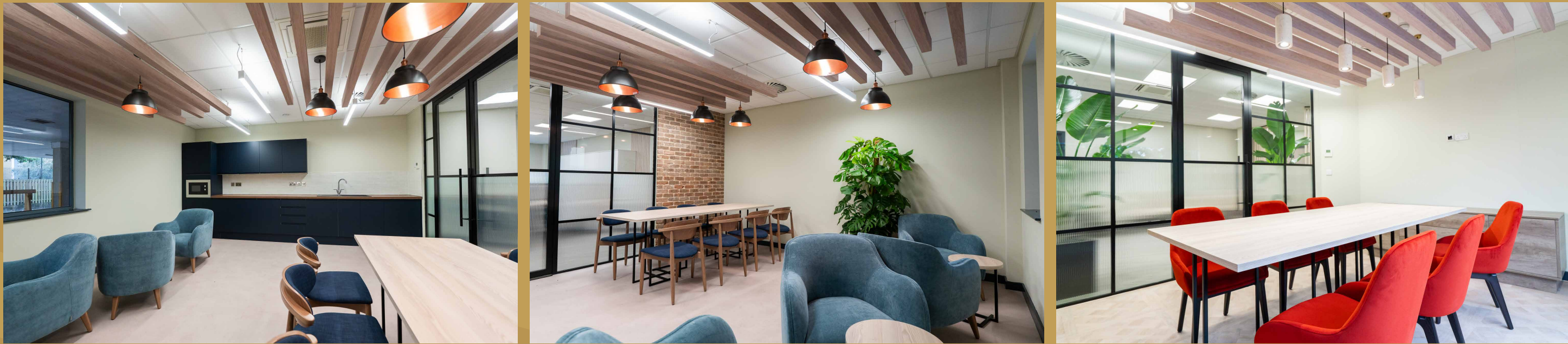
1,518 SQ FT (141 SQ M)



Indicative only.



CROWN
HOUSE



FIRST AND SECOND FLOOR OFFICE SPACE

The **First and Second floors** offer open plan floor plates supporting efficient tenant fit out. Each suite is offered as a blank canvas for a tenant to design their own bespoke fit out. Fit out designs can be offered if required.

The suites feature an energy efficient HVAC heat recovery system allowing different areas to be warmed or cooled to a tenants requirements. Each suite is also newly redecorated and carpeted. LED lighting and generous windows on all elevations create bright and modern spaces for busy teams.

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FULLY FITTED
CAT A OFFICE
SPACE
- 

4 PARKING
SPACES PER
FLOOR
- 

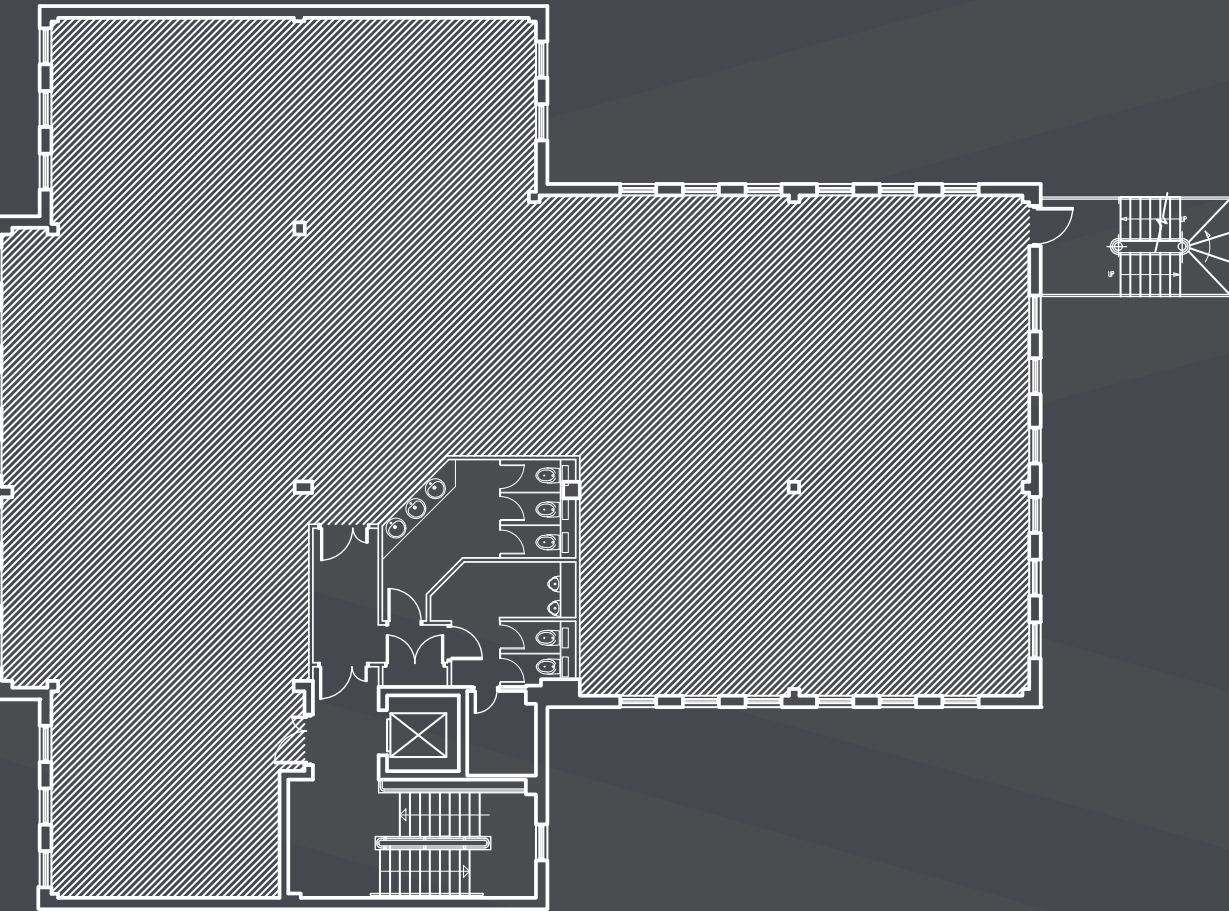
EXCELLENT
CONNECTIVITY
- 

VRV HEAT
RECOVERY
SYSTEM
- 

SHOWER & WC
FACILITIES
- 

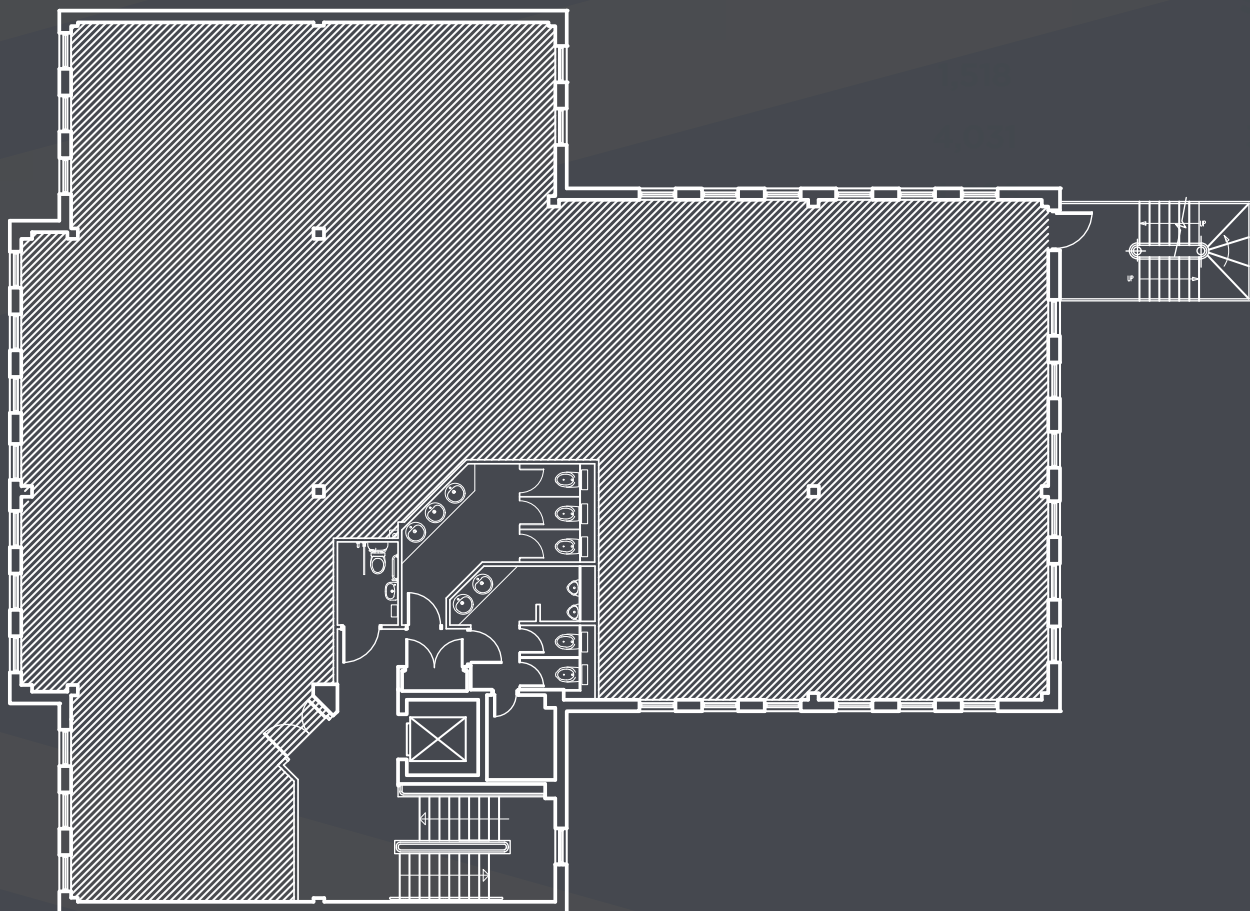
MODERN
RECEPTION

FIRST FLOOR
4,031 SQ FT (374.5 SQ M)



Indicative only.

SECOND FLOOR
4,026 SQ FT (374 SQ M)



Indicative only.



THE PENTHOUSE

THIRD FLOOR THE PENTHOUSE

The **Third floor** is home to the stand out Penthouse suite; a fully fitted and self-contained workspace benefiting from its own private shower, changing, and WC facilities.

The layout offers abundant natural light boosted with LED lighting throughout to provide a bright working environment. An energy efficient heat recovery system has been installed for adjustable heating and cooling comfort.

The Penthouse boasts a specification rarely found in a city centre location.



FULLY FITTED
CAT A OFFICE
SPACE



4 PARKING
SPACES



EXCELLENT
CONNECTIVITY



VRF HEAT
RECOVERY
SYSTEM



HIGH SPEC
KITCHEN



BOARDROOM &
ZOOM ROOMS

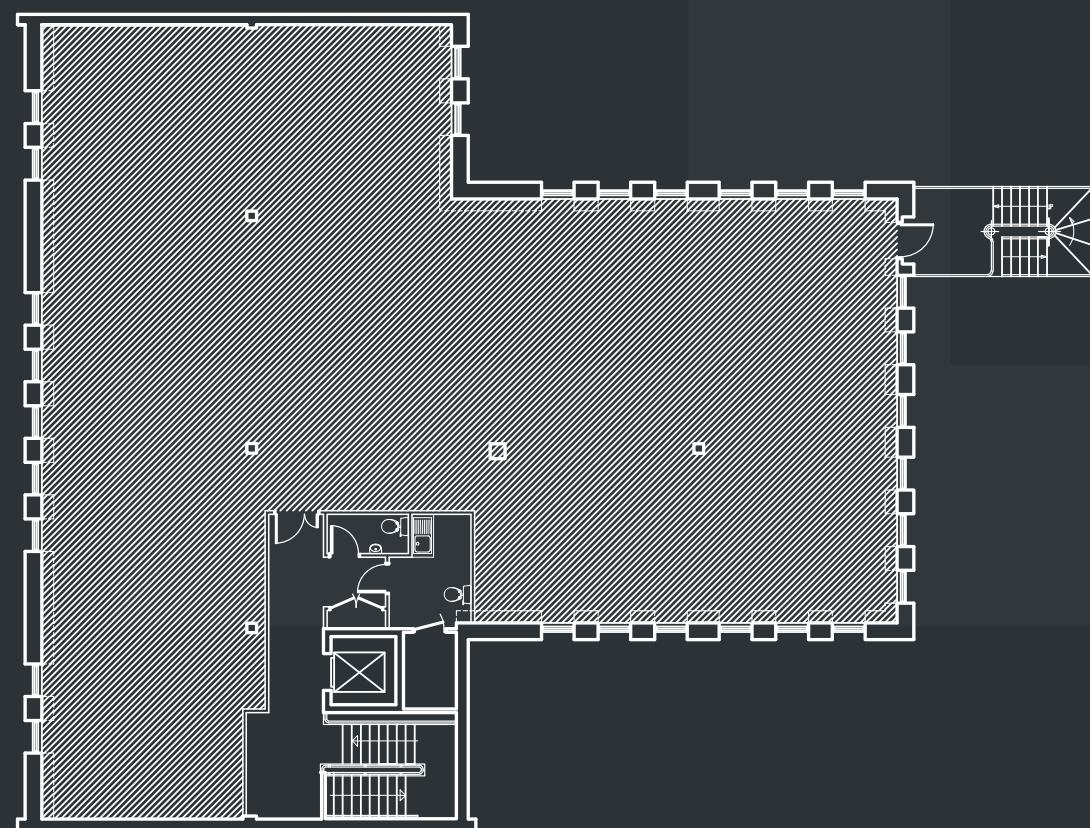


SHOWER & WC
FACILITIES

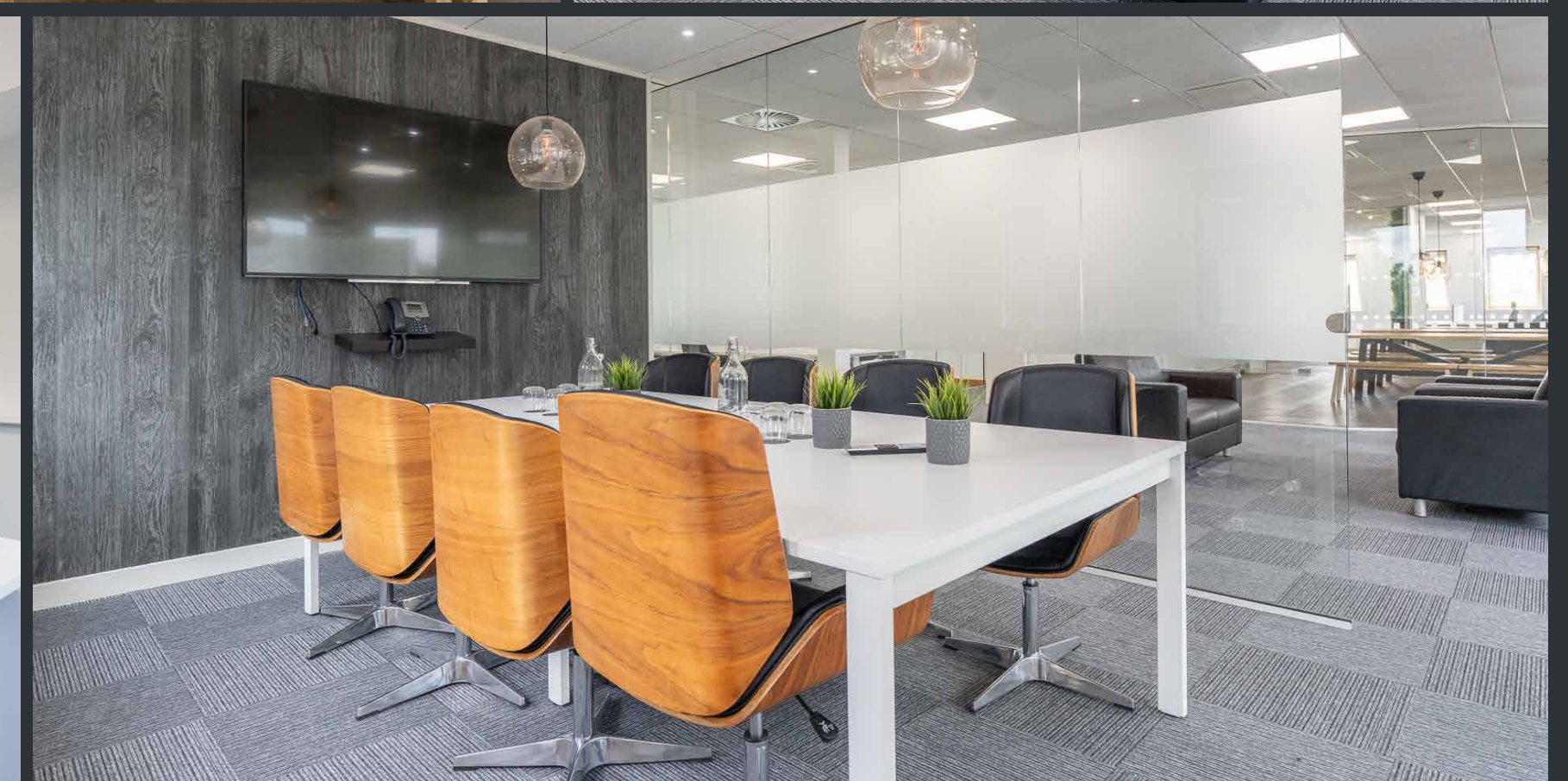
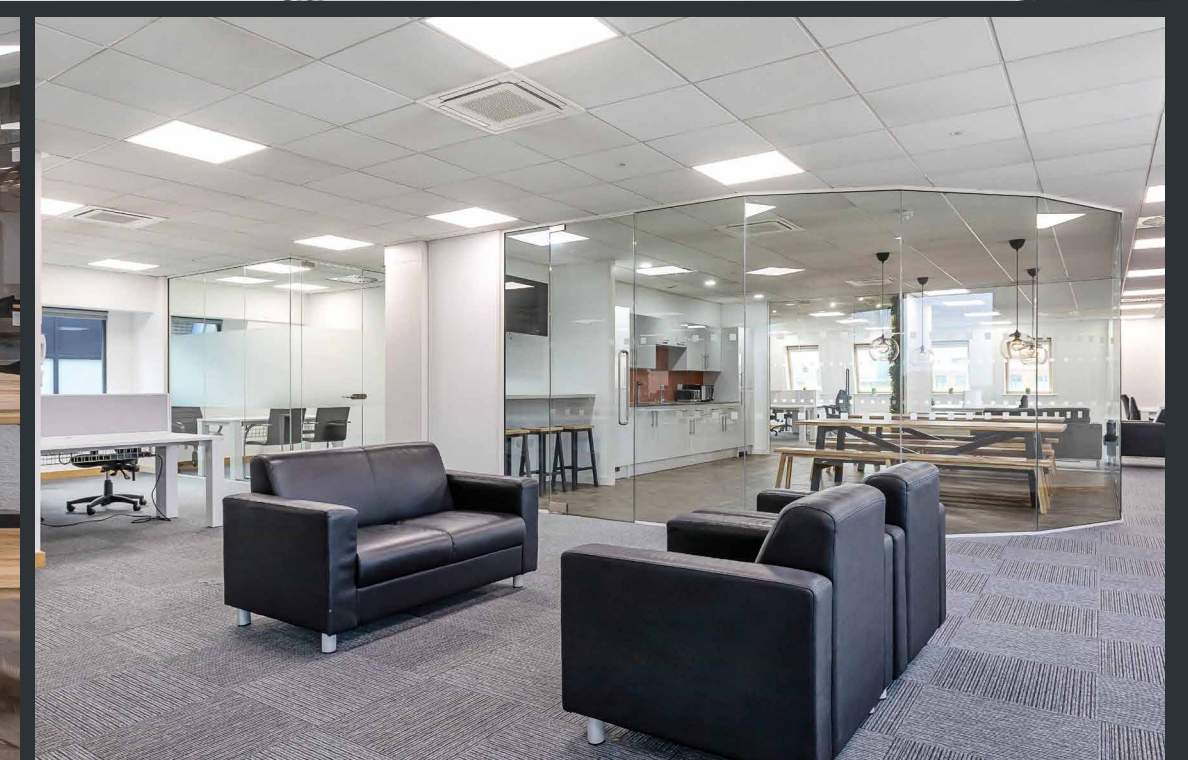
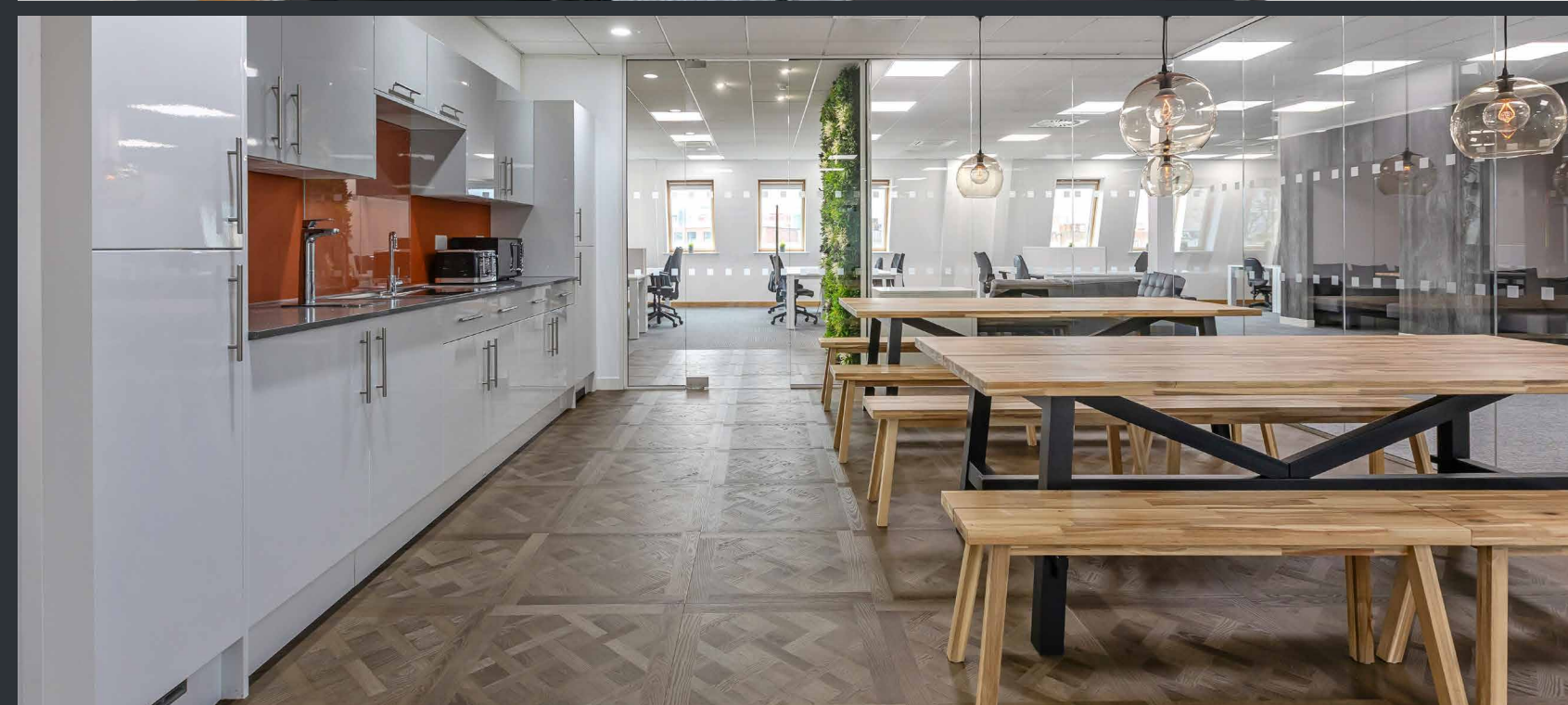


MODERN
RECEPTION

3,670 SQ FT (141 SQ M)



Indicative only.



CENTRAL LOCATION

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Crown House 1 enjoys an unrivalled location in Central Southampton, with the city parks in walking distance and the main retail and restaurant district a short 15 minute walk away. Southampton Central train station is within a 10 minute walk.

Southampton mixes maritime heritage, modern attractions, and a vibrant cultural scene. If you need some retail therapy, head to West Quay, home to almost a hundred shops.



WITHIN 15 MINUTES WALK OF CROWN HOUSE:

-  West Quay Shopping Centre
-  National Express Coach Terminal
-  Southampton Central Train Station
-  Red Funnel Ferry Terminal
-  Mayflower Theatre
-  City Parks

DRIVE TIMES FROM CROWN HOUSE:

-  Southampton Airport
20 minutes | 4 miles
-  M3 Junction 14
10 minutes | 4 miles
-  M27 Junction 3
12 minutes | 4.5 miles
-  Portsmouth
33 minutes | 22 miles
-  Bournemouth
45 minutes | 32 miles
-  Ocean Village Marina Zone
7 minutes | 1.5 miles
-  St Marys Football Stadium
4 minutes | 1 mile

ADDITIONAL INFORMATION

FOR SALE:	Price on application	
RENT:	On application	
RATEABLE VALUE:	(1st April 2026)	
	Ground Floor	£33,250
	Second Floor	£85,000
	1st Floor Right	£19,250
	1st Floor Left	£72,000
	Car Parking	£500 per space
SERVICE CHARGE:	£5.25 psf	
EPC:	Rated B	

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CROWN HOUSE



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