Omega RE
COMMERCIAL REAL ESTATE ADVISORY

TO LET



Kings Suite

22 Kings Park Road, Southampton, SO15 2AT

3,458 sq ft fully fitted workspace with an outdoor terrace in the Heart of Southampton's business district available to let

500 to 4,958 sq ft

(46.45 to 460.61 sq m)

- Ready for occupation
- Fully fitted plug & play solution
- 36 workstations - capacity for more
- NABERS accredited
- Includes two meeting rooms
- 3 allocated parking spaces
- Recently refurbished reception and communal areas

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Kings Suite, 22 Kings Park Road, Southampton, SO15 2AT

Description

The accommodation includes open plan office space, meeting rooms and a kitchenette, providing a practical and efficient layout for occupiers. Tenants also benefit from a recently refurbished reception and shared facilities.

In addition to the high quality finish, the property is one of only five buildings in the UK* to be assessed and rated at 4 Stars for Energy according to NABERS rating standard.

The suite comes with three allocated parking spaces and access to an outdoor terrace.

Location

Crown House 2 is located within the professional district of Southampton City Centre, accessed from the ring road, Brunswick Place via Kings Park Road. The building features a dual-frontage façade and the car park is accessed from Dorset Street opposite Leonardo Hotel.

This location ensures a highly accessible position by road and public transport, together with the convenience of the town centre, London Road and Bedford Place. Shops and restaurants are within a short walk. Street parking and public car parks are also within close proximity.

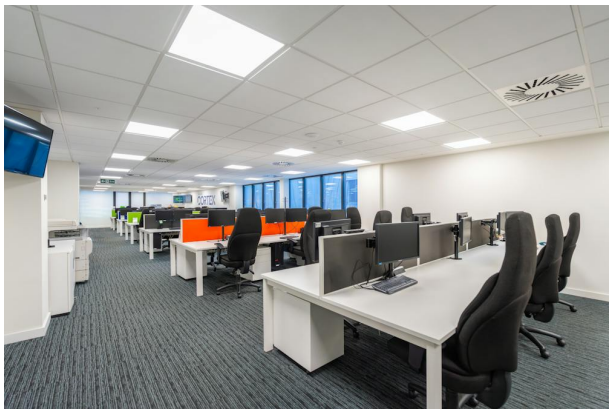
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	3,458	321.26	Available
Ground - G1	500	46.45	Available
Ground - G2	500	46.45	Available
Ground - G3	500	46.45	Available
Total	**4,958**	**460.61**	







Summary

Available Size	500 to 4,958 sq ft
Rent	£29.50 per sq ft
EPC Rating	Upon enquiry

Viewing & Further Information



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Nella Pang
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KINGS PARK ROAD
SOUTHAMPTON, SO15 2AT

CROWN HOUSE

KINGS SUITE

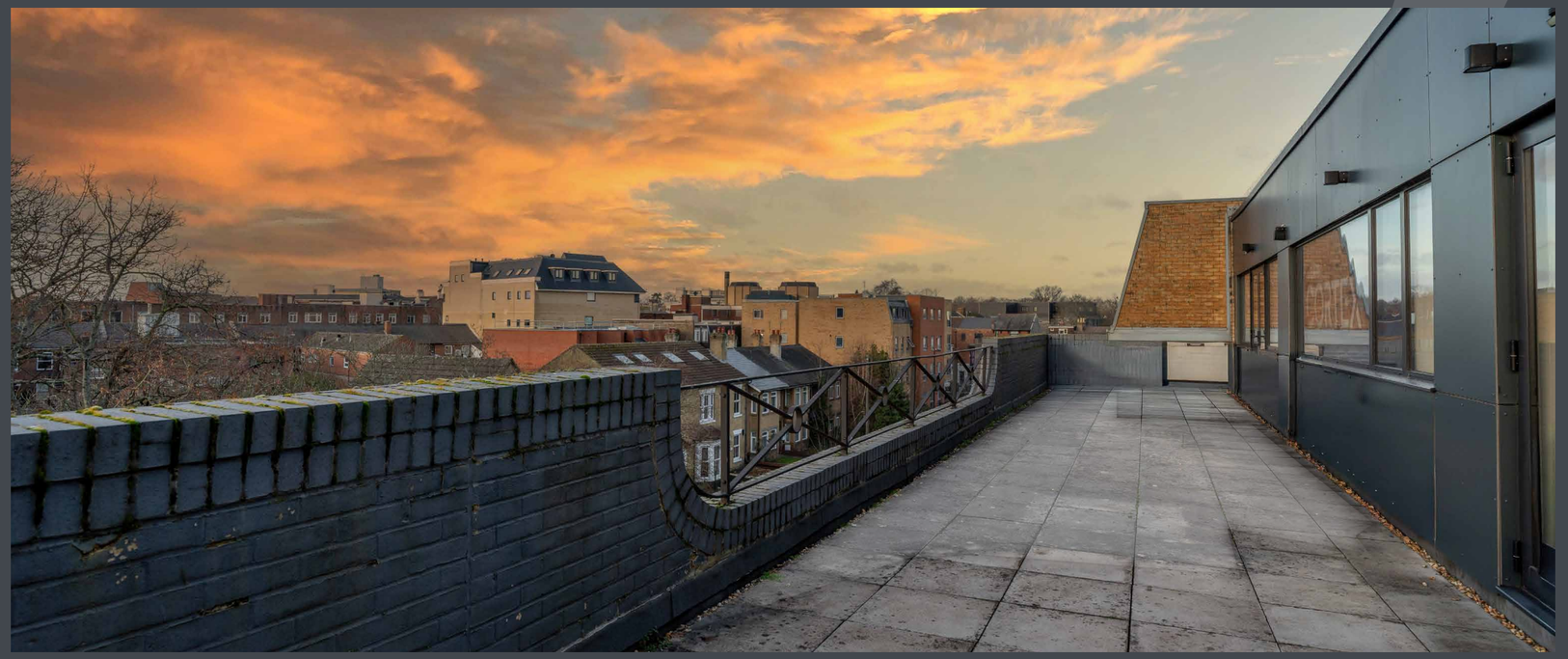
THIRD FLOOR OFFICE SUITE

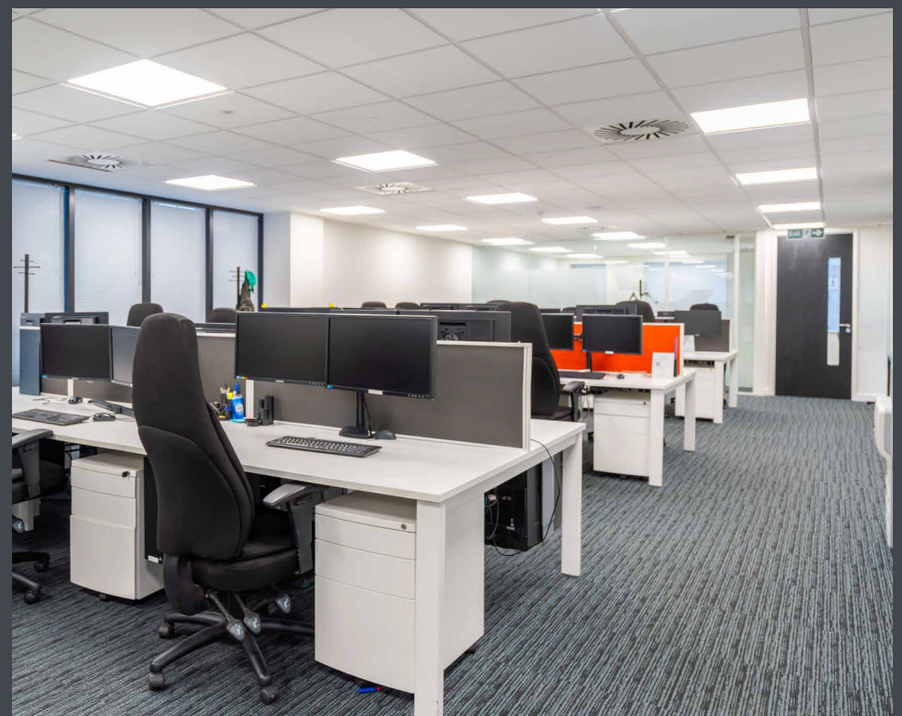
FULLY FITTED WORKSPACE WITH AN OUTDOOR TERRACE IN THE HEART OF SOUTHAMPTON'S BUSINESS DISTRICT

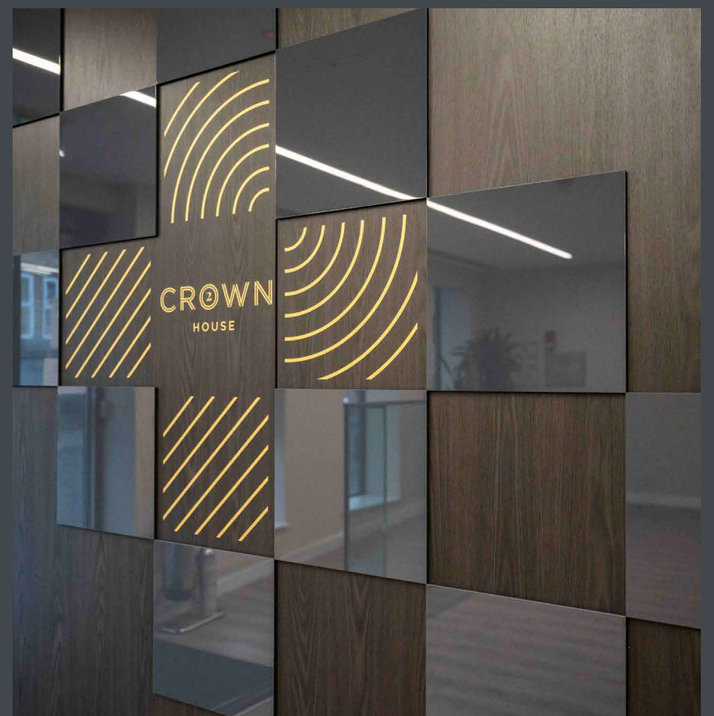
3,458 SQ FT (321 SQ M)

NABERS
4 STAR ENERGY RATING

HIGH QUALITY FULLY FITTED OFFICE SPACE IN SOUTHAMPTON'S PREMIER BUSINESS DISTRICT







CROWN HOUSE

KINGS SUITE

This 3,458 sq ft top floor office suite is ready for immediate occupation and provides a high quality, fitted and furnished workspace.

The accommodation includes open plan office space, meeting rooms and a kitchenette, providing a practical and efficient layout for occupiers. Tenants also benefit from a recently refurbished reception and shared facilities. The suite comes with three allocated parking spaces, together with an outdoor terrace.

Crown House 2 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.

NABERS

In addition to the high quality finish, the property is one of only five buildings in the UK* to be assessed and rated at 4 Stars for Energy according to NABERS rating standard.

**at the time of writing*

A WARM AND PROFESSIONAL WELCOME

FACILITIES TO KEEP EVERYONE HAPPY

Fitted kitchen & breakout area

Private shower & WC facilities

Fully furnished boardroom /conference room

Lift access from ground floor

Accessible outdoor terrace area

Modern heating & cooling system

3 Secure car parking spaces

Bespoke private meeting pods

10 minute walk to Southampton Central Station

NABERS 4★ Energy Rating





CROWN HOUSE

KINGS SUITE

IT'S NOT ALL WORK



TRANSPORT

1 *Southampton Central Station*

2 *Red Funnel Terminal*

RETAIL

1 *West Quay Shopping Mall*

2 *Ikea*

3 *West Quay Retail Park*

4 *High Street Shopping Area*

5 *Marlands & Asda Superstore*

CULTURAL

1 *Seacity Museum*

2 *Central Parks*

3 *Southampton Football Club*

4 *Mayflower Theatre*

5 *Showcase Cinema*

6 *Southampton Art Gallery*

7 *The Quays Swim & Gym*

HOSPITALITY

1 *Leonardo Royal Hotel*

2 *West Quay Food Hall*

3 *Bedford Place Cafés and Bars*

4 *Harbour Hotel*

5 *Oxford Street Bars and Restaurants*

6 *Premier Inn*

7 *Holiday Inn*





GETTING THERE

Southampton Airport
20 mins by car

National Express Coach Terminal
15 mins walk

Southampton Central Train Station
10 mins walk

M27 Junction 3
12 mins by car

Red Funnel Ferry Terminal
15 mins walk

BLENDING BUSINESS AND PLEASURE

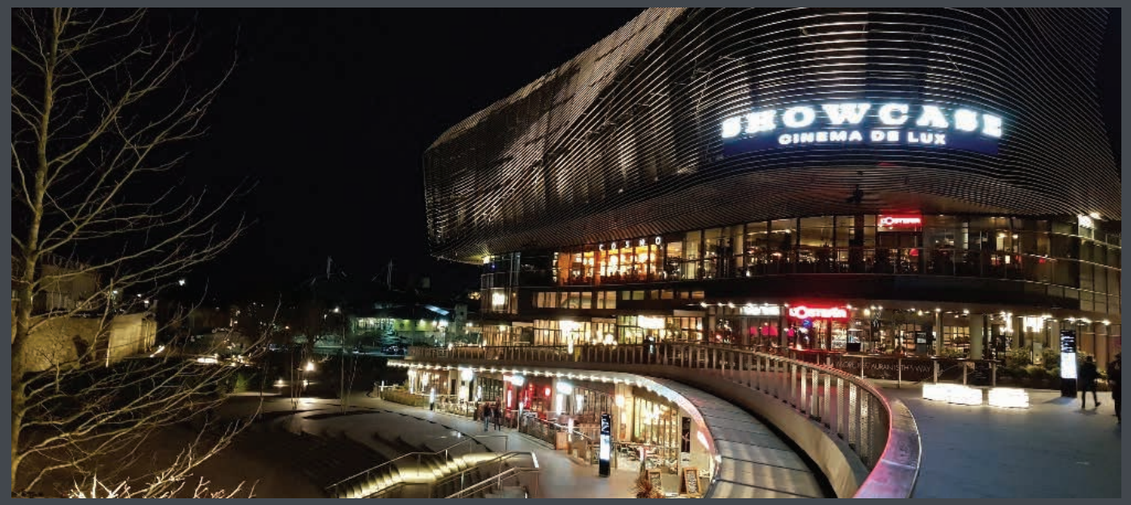
Southampton mixes maritime heritage, modern attractions, and a vibrant cultural scene. If you need some retail therapy, head to West Quay, home to almost a hundred shops.

Southampton's exciting night-life is renowned in the region with its historic pubs, funky bars and music venues and theatre attracting Broadway shows.

Southampton also boasts a number of well maintained parks with mature trees, play areas and rose gardens.



Oxford Street



Showcase Cinema, West Quay



Bill's Southampton, West Quay

CROWN HOUSE

KINGS SUITE

TERMS: Available on a full repairing insuring lease directly from the landlord.

RENT: £29.50 per sq ft exclusive of VAT on a fully fitted basis.

EPC: B (41)

BUSINESS RATES: The rateable value from 1st April 2026 onwards is £50,000.

SERVICE CHARGE: A service charge is payable. Full details on request.

CONTACT:

To arrange a viewing please contact our sole agents Omega RE:

Omega RE
COMMERCIAL REAL ESTATE ADVISORY

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