goadsby

**1-3 Paynes Road**
Southampton, Hampshire SO15 3DL

HAMPSHIRE COMMERCIAL




**FOR SALE**

# Detached Two Storey Office Premises

**2,391 SQ FT // 222.13 SQ M**

**ref:** WA.280538

02380 201411 goadsby.com

## Summary

- Well presented freehold commercial building
- Available with vacant possession
- Currently used for offices within Class E
- Enclosed car park for up to 14 cars
- Modern fitout with open plan offices and meeting spaces
- Convenient location within easy reach of, train station, bus routes and motorway network

**Price: £450,000**



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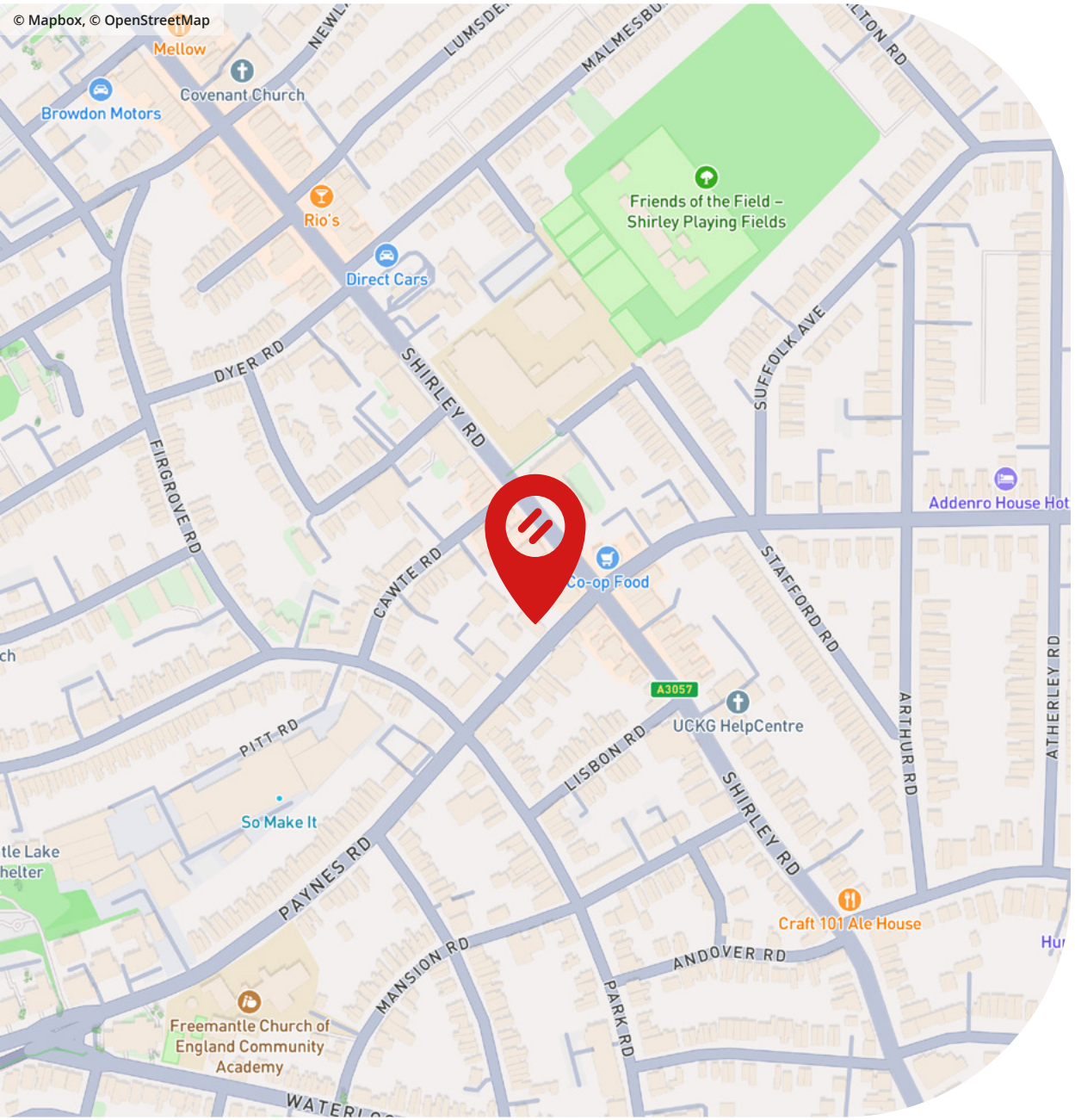



## Location

- Shirley is a densely populated suburb to the west of Southampton Centre
- The property is located on Paynes Road, close to the junction of Shirley Road one of main routes linking the City to the regional shops on Shirley High Street
- Southampton City Centre is approximately 1.1 miles
- Southampton Central Train Station with direct trains to London Waterloo is 0.6 miles
- Access to the motorway network is via the A33 to the M271 and is within 2.5 miles

## Price

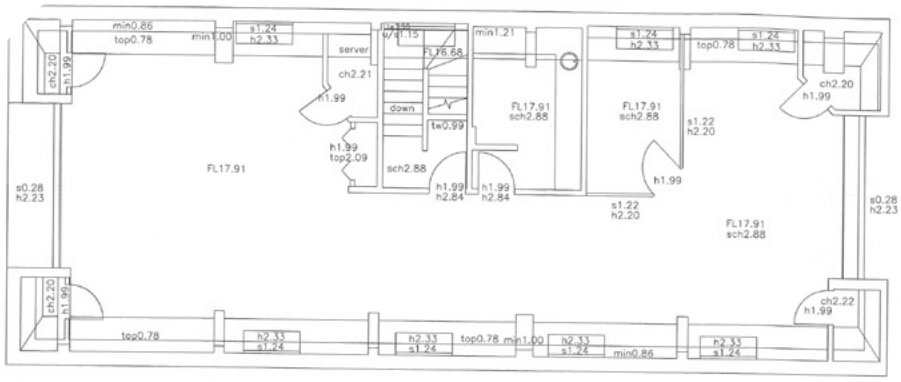
**£450,000 for the freehold interest.**

>> LOCATION MAP

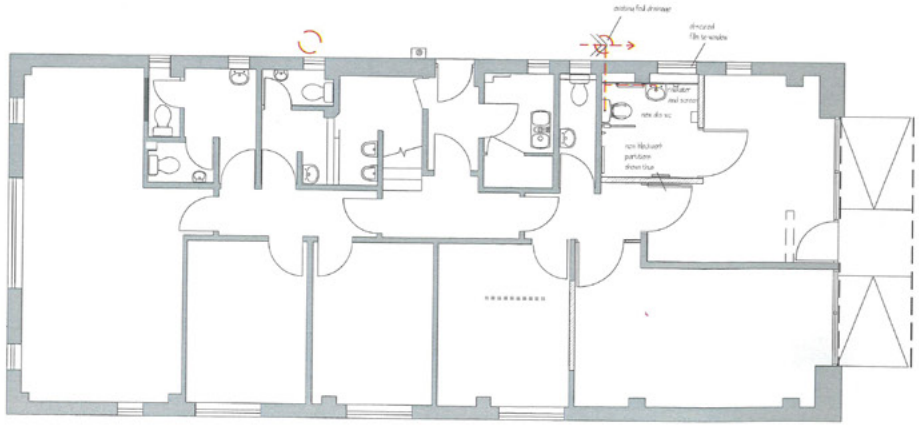
>> STREET VIEW

>> WHAT3WORDS






FIRST FLOOR



GROUND FLOOR

For indicative purposes only and some layout features may have changed

## Description

- Detached two storey commercial building
- Brickbuild property with a tile hung Mansard Roof at first floor level
- Wheelchair accessibility to the double entrance doors at the front
- Ground floor features a reception area and partitioned offices
- First floor is mostly open plan office space
- Features include carpets, LED Lighting, air conditioning, Ladies, Gents and accessible WC's, Two Kitchens
- Walled Car Parking area for up to 14 cars



## Planning

The property is currently used for offices within Class E, potential for other uses within class E, but purchasers are advised to make their own planning enquiries.



## Accommodation

| | sq m | sq ft |
|---|---|---|
| Ground floor | 107.87 | 1,161 |
| First Floor | 114.26 | 1,230 |
| **Total net internal area approx.** | **222.13** | **2,391** |

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## Rateable Value

**£25,000 (1st April 2026)**
Rates payable at 43.2p in the £ (Year commencing 1st April 2026)
Transitional arrangements may apply.

## EPC Rating

C - 67

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



## Viewings

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.


goadsby
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## Important

**THE CODE FOR LEASING BUSINESS PREMISES**
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available **HERE**.

**IDENTIFICATION**
Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

**FINANCIALS**
Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/ working order of services, plant or equipment.

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