

For Sale

- Air Conditioning
- Secure Yard / Car Parking
- Walking Distance to Eastleigh Train Station
- Close to Town Centre Amenities



Business Premises with Secure Hardstanding / Parking
679 - 5,179 sq ft (63.08 - 481.13 sq m)

Brethren Meeting Room, The Crescent, Eastleigh, Hampshire, SO50 9BR

Description

The property comprises a self-contained commercial unit currently used as a church, suitable for a range of uses (STPP).

The space is largely open plan with an entrance lobby and benefits from LED lighting, mechanical ventilation system, raised access flooring, wall mounted electric heaters, air conditioning and an alarm system.

There is a secure yard / parking area of approximately 4500 sq ft, providing excellent on-site parking or storage (STPP).

The property would suit a range of owner-occupiers. There are WC and kitchenette Facilities.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Building	679	63.08
Parking / Yard	4,500	418.05
Total	5,179	481.13

Energy Performance Certificate

EPC to be provided.



Terms

Offers are invited upwards of £140,000.

The property benefits from planning for use as a place of worship. Offers for alternative uses are encouraged, subject to planning, with time allowed for the planning application process.

Rates

The property is currently exempt from business rates as a place of worship. On a change of use, the property will require reassessment, however market comparables and the property size indicate eligibility for up to 100% small business rates relief, subject to the occupier.

VAT

We are advised that VAT will not be payable.



Location

The property is located in Eastleigh town centre, situated on The Crescent off Twyford Road. Twyford Road links directly to the M3 and M27, providing easy access to Southampton, Winchester and Portsmouth. Eastleigh railway station is a short walk away, with direct services to London Waterloo, Southampton and Bournemouth.

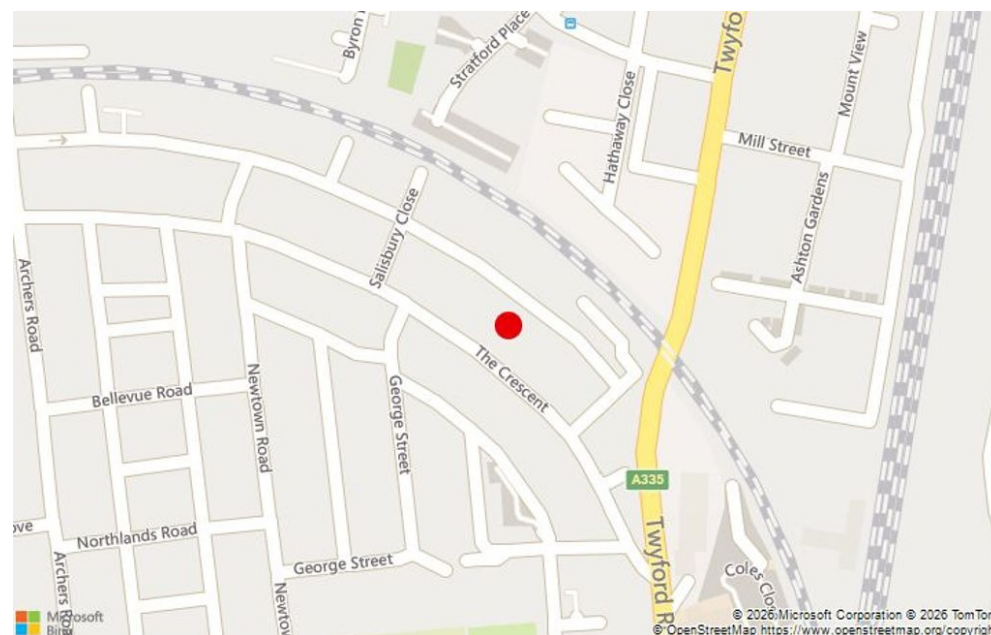
Southampton International Airport lies within 1 mile and provides regular flights both within the UK and to mainland Europe.

For all enquiries:

James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07976 677482**

Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

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