

# Brooklyn Garage E-Class Unit

Romsey Road, Southampton, SO16 0XJ

Commercial Unit To Let



Adjacent unit pre-let to Co-op



savills



### LOCATION

The subject site is located on Romsey Road, Southampton, with direct access to the A3057. The site is approximately 6 kilometres (3.7 miles) northwest of Southampton city centre and 8 kilometres (5 miles) southeast of Romsey. Junction 3 of the M27 motorway is a short distance away, providing connections to Portsmouth (35 kilometres east) and Bournemouth (45 kilometres west). The M3 motorway offers access to London and other regional destinations.

Public transport includes regular bus services along Romsey Road and Redbridge Railway Station, approximately 2 kilometres (1.2 miles) south, with direct train services to Southampton and Salisbury. The surrounding area consists of residential neighbourhoods, retail outlets, and commercial premises, supporting local business activity.

### DESCRIPTION

A brand new E-Class unit extending to approximately 2,500 sq ft (232 sq m GIA), all set on a single floor, is available to let as part of a high-quality mixed-use development. The unit will be delivered in shell and core condition, providing incoming occupiers with the flexibility to carry out a bespoke internal fit-out to suit their specific requirements. Suitable for a variety of uses within Use Class E, the unit offers an excellent opportunity for operators seeking a well-positioned and adaptable space. The occupier will also benefit from being adjacent to a brand new Co-operative Convenience Store which will drive significant footfall to the site. Completion of the build is targeted for Q4 2026.

### ACCOMMODATION

Unit	Sq. ft	Sq. m
E-Class unit	2,500	232
Retail unit*	4,036	375
Total GIA	6,536	607

\*already let to Co-op

### KEY HIGHLIGHTS

- Proposed New ‘Class E’ Unit To Let
- 2,500 sq. ft (232 sq. m)
- Adjacent unit prelet to Co-op
- Delivered in shell & core condition
- Rental offers invited

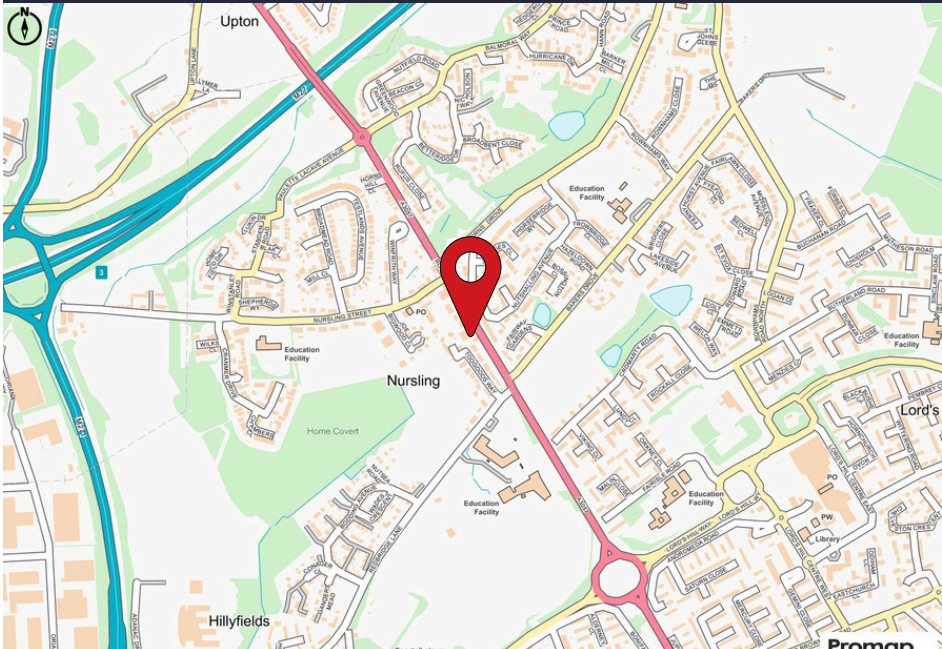
LOCATION MAP

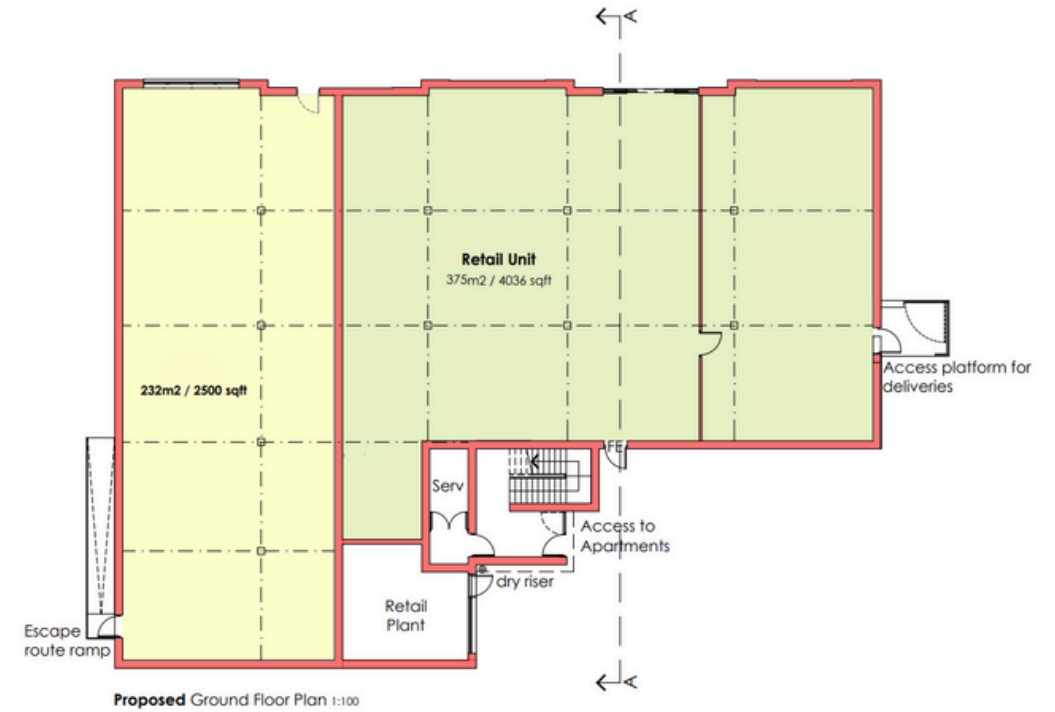
STREET VIEW

WHAT3WORDS

360 PANORAMIC

360 DRONE VIDEO









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## PLANNING

Planning is expected to be granted shortly under reference 24/00693/OUTS for the demolition of existing buildings and the erection of a mixed-use development, comprising of a ground floor convenience store, and additional E class unit also at ground and five flats above, with five flats, with associated access and parking.

## GUIDE PRICE

Rent on application.

## RATING

The rateable value will be assessed after completion of the unit.

## EPC

The EPC will be assessed after completion of the unit.

## VIEWING

For a formal viewing strictly by appointment with Savills.

## AML

In accordance with anti-money laundering regulations, the successful purchaser will be required to provide identification documents upon request and without delay.

## CONTACT

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