

For Sale

- Modern 1st Floor Offices & Spacious Workshop
- Excellent Car Parking
- Suits Various Users
- Recently Refurbished




Keygrove
www.keygrove.com
023 8063 5333

Two Storey Business Unit With Excellent Car Parking
2,062 sq ft (191.56 sq m)

Unit 9, Radcliffe Court, Radcliffe Road, Southampton, Hampshire, SO14 0PH

Description

Unit 9 is a recently refurbished two storey workshop / office building, within the secure and popular Radcliffe Court business park. The ground floor comprises a spacious workshop with kitchenette. The workshop is currently partitioned into two rooms but can be simply reinstated to open plan. The first floor comprises well appointed offices, a kitchenette and two WCs.

Ceiling height in the workshop is 2.45m. There are roller shutter doors (2.05 high, 2.8 wide).

The property benefits from 3 phase power, LED lighting, epoxy resin flooring, a security alarm, gas central heating and modern office facilities.

There is space to park 8 cars within the allocated parking spaces and building apron. There are 2 WCs and 2 kitchenettes.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor	1,042	96.8
First Floor	1,020	94.76
Total	2,062	191.56

Energy Performance Certificate

EPC rating C72. A copy of the EPC is available on request.



Terms

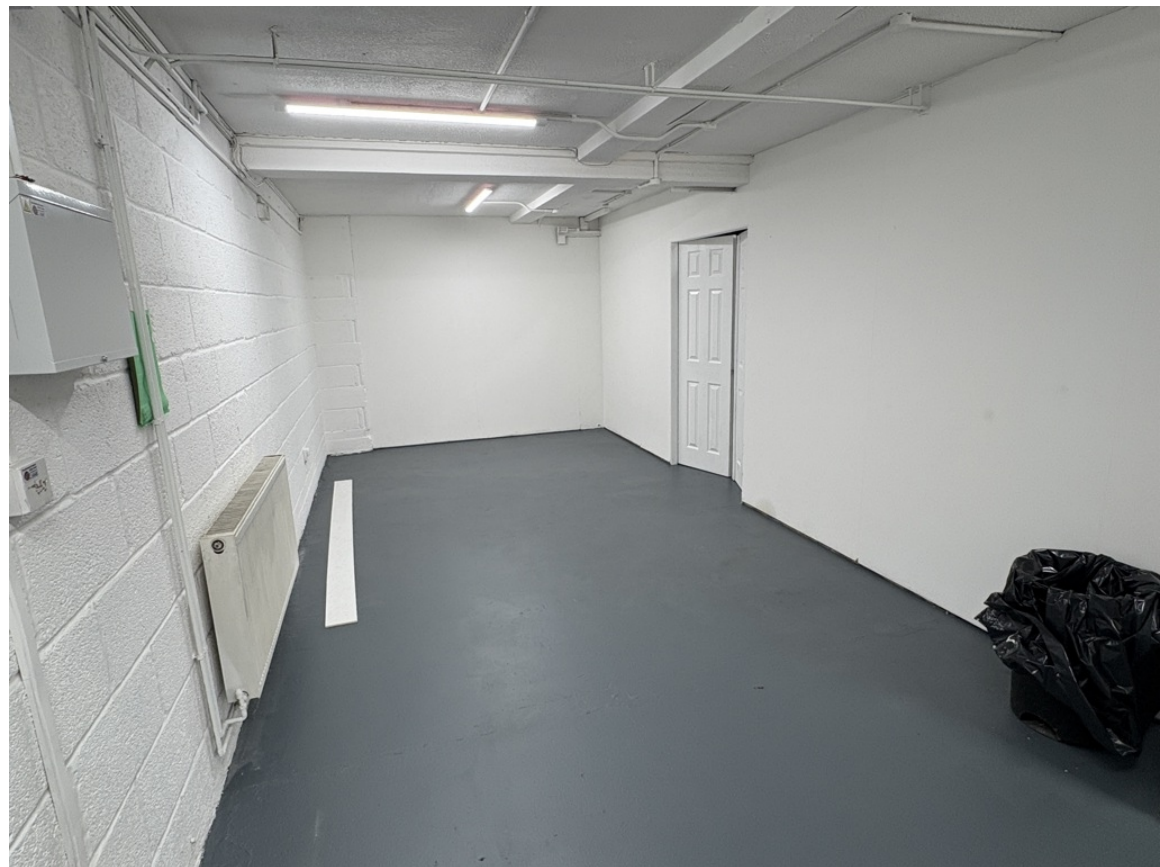
Unconditional offers are invited in excess of £235,000

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £19,750. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.



Location

Radcliffe Court is located on Radcliffe Road, just off the A3024 Northam Road, one of the main approaches into Southampton from the east. The property is approximately 1 mile from Southampton city centre and provides straightforward access to Junction 7 of the M27.

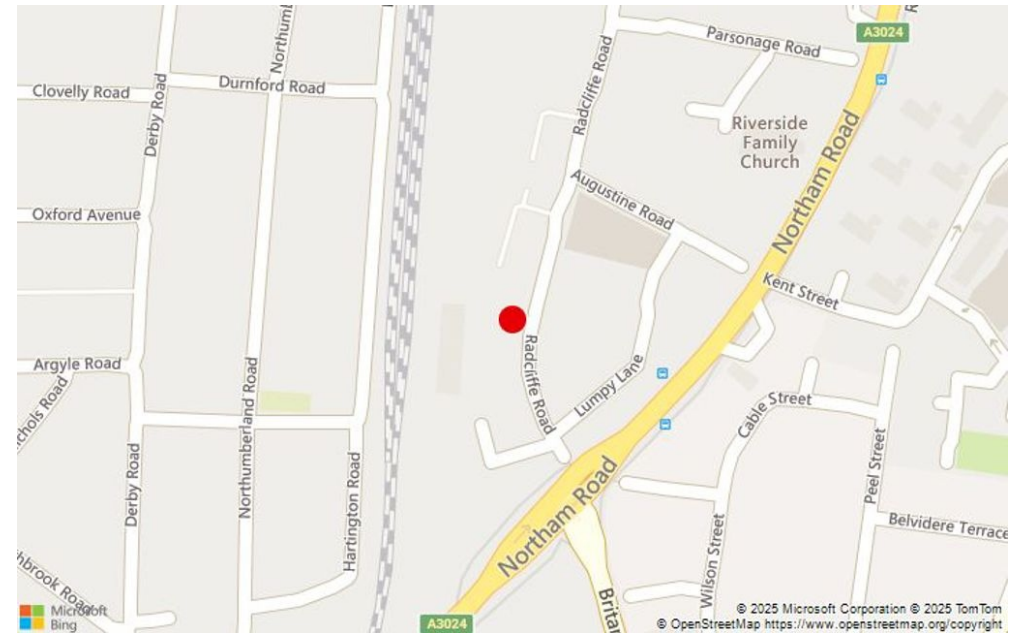
The location is well placed for nearby commercial areas including Northam Industrial Estate, Mount Pleasant Industrial Estate, and the ongoing Meridian Waterside residential development along the River Itchen.

For all enquiries:

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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.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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