



**HOLLOWAY
ILIFFE &
MITCHELL**

Business Park, D1 (Non Residential Institutions),
Healthcare, Investment, Office

FOR SALE



Amplevine House, Dukes Road, Southampton, SO14 0ST

Prominent Roadside Detached Office Investment

Summary

Tenure	For Sale
Available Size	5,908 sq ft / 548.87 sq m
Price	Offers in the region of £550,000
Rateable Value	£86,250 Please note the each floor is separately assessed.
EPC Rating	C (75)

Key Points

- Well located office close to M27 & rail network
- Secure modern building
- Secure parking
- Fully networked
- Open plan offices over three floors
- Let to Hobby House Models (Amplevine House) Ltd with a lease expiring 2030

Regulated by



RICS

hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Amplevine House, Dukes Road, Southampton, SO14 0ST

Description

The property is a detached three storey office building benefiting from ample allocated parking.

The subject office is self contained over three floors, which benefits from being predominantly open plan with a kitchen area on each floor along with WCs and wash hand basins. There is also parking to the front of the building and secure parking at the rear.

Location

The subject property overlooks Thomas Lewis Way and is accessed via Dukes Road which in turn leads to Empress Road. Empress Road leads to Thomas Lewis Way (A335) which leads south towards the centre of Southampton and north towards the M27 motorway network. Junction 5 of the M27 is 2.5 miles to the north with bus, rail and air travel all within the same distance.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Office	2,288	212.56	Available
1st - Office	2,266	210.52	Available
2nd - Office	1,354	125.79	Available
Total	5,908	548.87	

Specification

Air conditioned
Gas central heating
Cat 5 network cabling
Kitchen x 3
WC and wash hand basin
Suspended ceilings
Cat 2 lighting
Parking 28 spaces

Terms

Available for sale at a price of £550,000.00, subject to a 5 year FRI lease to Hobby House Models (Amplevine House) Ltd at a passing rent of £52,500 pa. The lease expires 17th September 2030 and has a tenant only break option on 17th September 2027. At the current quoting price this represents a gross yield of 9.55%.

Business Rates

Rateable value:

Ground Floor £33,500 First Floor £36,250 Second Floor £16,500

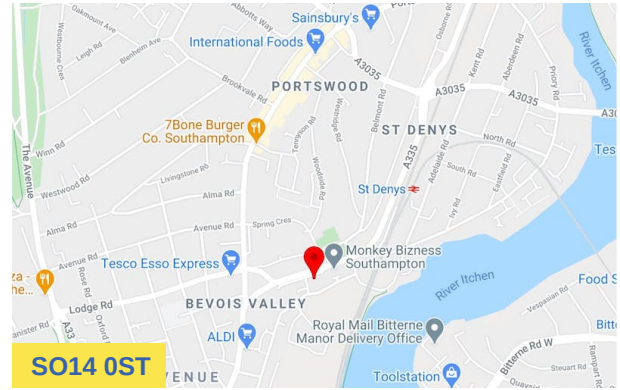
You are advised to confirm the rates payable with the local council before making a commitment.

Other costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping & management fees, additionally building insurance is also payable.

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

Unless stated, all prices are quoted exclusive of VAT.



Viewing & Further Information

Tom Holloway
023 9237 7800 | 07990051230
tom@hi-m.co.uk

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 07/09/2026



