

To Let

- Prominent roadside frontage
- Self-contained ground floor suite
- Period features
- Suitable for various uses such as beauty, clinic, dental or office use



Prominent Ground Floor Commercial Premises
1,651 sq ft (153.38 sq m)

Ground Floor, Royal Mail House, Terminus Terrace, Southampton,
Hampshire, SO14 3FD

Description

Royal Mail House is an attractive Grade II listed building in a prominent position on Terminus Terrace. The Admiral Suite comprises a self-contained ground floor unit, accessed directly from the main lobby, currently fitted as a beauty studio and benefiting from roadside frontage.

The premises is suitable for a variety of uses, including beauty, clinic, dental and office.

Split between a mix of open plan space and small consulting rooms / private offices, the premises benefit from LED lighting, central heating, character timber flooring, high ceilings with feature chandeliers and perimeter trunking.

There are self contained WC and kitchenette facilities. There is 1 car parking space.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Total	1,651	153.38

Energy Performance Certificate

EPC rating C64. A copy of the EPC is available on request.



Ground Floor, Royal Mail House, Terminus Terrace, Southampton,
Hampshire, SO14 3FD

Terms

The premises are available on a new internal repairing and insuring lease at an initial rent of £25,000 per annum exclusive.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office Agency website and understand that the property is currently split over two rating assessments, being Suite A at £20,000 and Suite B at £7,100.

The current multiplier is 43.2p.

Prospective occupiers may be eligible for Small Business Rates Relief in respect of Suite B, subject to their own circumstances. Interested parties should make their own enquiries with the Valuation Office Agency.

VAT

We are advised that VAT will be payable.



Ground Floor, Royal Mail House, Terminus Terrace, Southampton,
Hampshire, SO14 3FD

Location

Royal Mail House is prominently located on Terminus Terrace in Southampton, close to the vibrant Oxford Street district and the city's waterfront. The property enjoys a central position with convenient access to the A33, offering excellent connectivity to the M27 and M3 motorway networks. Southampton Central railway station is approximately 1.2 miles away, providing direct rail links to London and surrounding areas. The location also benefits from proximity to Ocean Village Marina, a popular leisure destination with restaurants, bars and residential developments.

For all enquiries:

James Allen

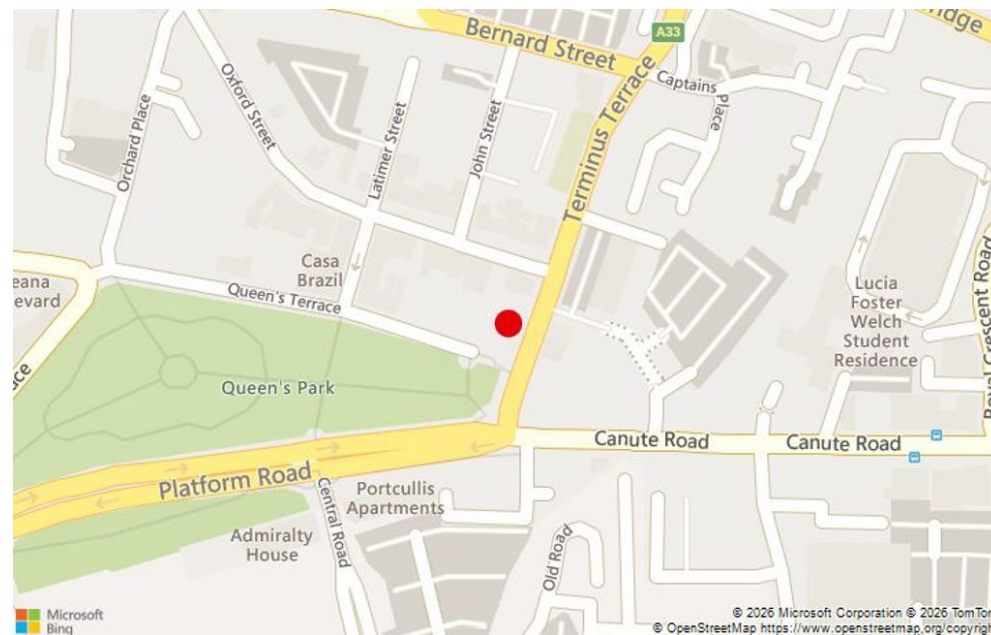
Email: ja@keygrove.com

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.

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

Date published 09-Jul-2026

