



**FOR SALE
OR TO LET**
35,995 SQ FT
(3,344 M²)

HIGHPOINT

BURSLEDON ROAD
SOUTHAMPTON
SO19 8BR



LANDMARK OPPORTUNITY
150 CAR PARKING SPACES
KEY ARTERIAL ROUTE



HIGHPOINT, BURSLEDON ROAD, SOUTHAMPTON, SO19 8BR

INVESTMENT SUMMARY

Prominent South Coast Location: Highly visible position on Bursledon Road, Southampton, a key arterial route with up to 22,000 cars passing daily.

Excellent Connectivity: 5 minutes to the M27 (Junction 8), 10 minutes to Southampton City Centre, and 15 minutes to Southampton International Airport.

Versatile Accommodation: Approximately 35,995 sq ft (3,344m²) measured on a NIA basis across Ground, First, and Second Floors, with flexible floor plates and adaptable layouts.

Specialist Conference Facilities: Purpose built second floor conference suite accommodating 10 to 600 people, fully fitted with AV and WiFi infrastructure.

Significant On-Site Parking (total site area est 1.52 acres): 150 car spaces (approx 1:250 sq ft parking ratio) with side and rear access points.

Opportunity for Value Add: Ideal for investors, developers, and occupiers seeking repositioning potential through refurbishment, redevelopment, or change of use (STP).

Sustainable Features: Solar panels, living roof, and energy-efficient systems already installed.

Attractive Alternative Use Potential: Suited for office, healthcare, education, community, hospitality, specialist living or place of worship uses, subject to planning.

Freehold or Leasehold Availability: Offered for sale with vacant possession or new lease terms available.





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ACCOMMODATION

Ground Floor 8,181 sq ft (760m²):

- Cafe and Bar Area
- Large Commercial Kitchen Facilities (238m²)
- Community Area (576m²)
- Administration Offices
- Two Reception Areas — currently separated for NHS access and general building use

First Floor 13,885 sq ft (1,290m²):

- Occupied by Hampshire & IOW NHS Trust
- Lease expiry: September 2025

Second Floor 13,929 sq ft (1,294m²):

- Purpose-built Conference Centre
- Multiple Meeting Rooms with movable internal walls — flexible configurations for 10 to 600 people
- Each room fully equipped with sound systems, visual projectors / TVs, and WiFi

Total Net Internal Area: 35,995 sq ft (3,344m²) Gross Internal Area: 38,643 sq ft (3,590m²).

Measured Independently by Knight Consulting

Total site area est. 1.53 acres

**OFFERS ARE INVITED FOR THE
FREEHOLD INTEREST**

**CONSIDERATION TO LETTING THE
WHOLE BUILDING, SUBJECT TO
COVENANT AND TERMS**

PRICE/RENT ON APPLICATION

**ALL ENQUIRIES DIRECT TO THE
JOINT SOLE AGENTS OMEGA RE
& PRIMMER OLDS BAS.**





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LOCATION

Highpoint is strategically positioned on Bursledon Road, one of Southampton's key arterial routes. The location is highly prominent with upto 22,000 cars per day passing the building and providing excellent connectivity to the wider South Coast region. The property benefits from close proximity to Junction 8 of the M27, offering seamless access to Portsmouth to the east and the M3 corridor towards London. Southampton city centre is just a 10-minute drive away, offering a vibrant mix of retail, dining, and leisure options.

The location boasts a strong catchment area, with residential communities and established commercial occupiers nearby, including major retail parks and amenities such as hotels and supermarkets. Public transport links are well-served, with frequent bus routes connecting the site to central Southampton and surrounding areas. This highly accessible and well connected location makes Highpoint an attractive choice for occupiers seeking a strategic base in a thriving regional hub.



JCT 8, M27 - 3 MINS
JCT 7, M27 - 7 MINS



SOUTHAMPTON CENTRAL - 13 MINS
SOUTHAMPTON AIRPORT PARKWAY - 12 MINS



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GROUND

8,181 SQ FT (760M²)

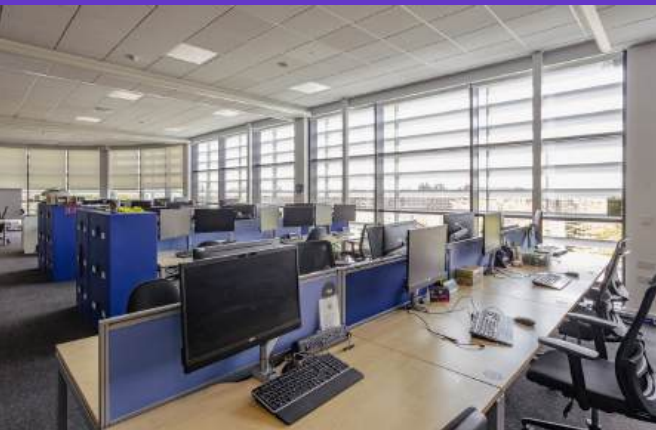




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FIRST

13,885 SQ FT (1,290M²)





**FOR SALE
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35,995 SQ FT
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SECOND

13,929 SQ FT (1,294M²)





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TENANCIES

The property is to be sold with vacant possession, current lease of first floor to H&IOW NHS expires on September 2025.

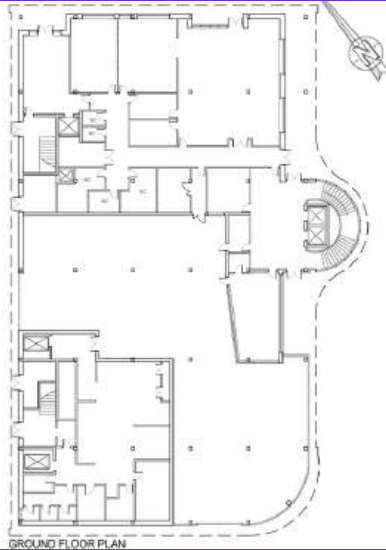
TENURE

The property is held Freehold under title number HP727227.

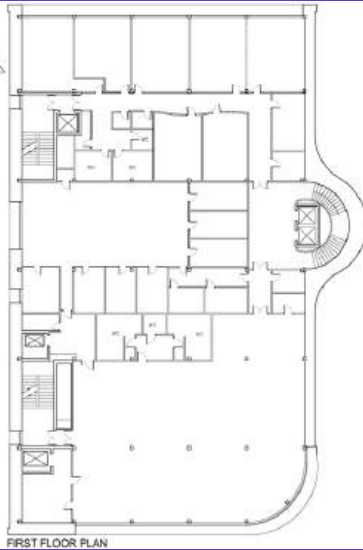




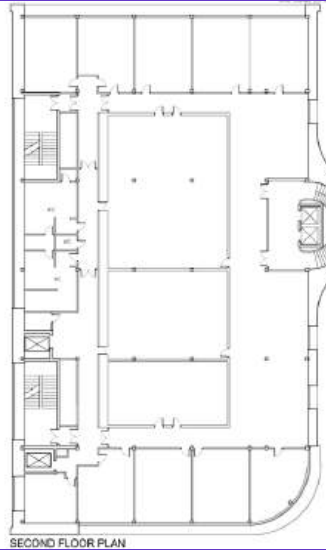
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR PLANS



BUILDING SPECIFICATION



1:250 sq ft parking ratio



Flexible Floor Plates



Cycle Stores



Air conditioning



Showers



Demised WCs



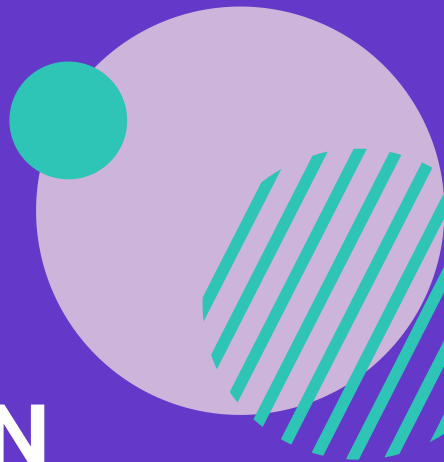
2 x Passenger Lifts & Goods Lift



Plug & Play if required



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FURTHER INFORMATION



PRICING

Available on request. The vendor will consider offers for their freehold interest or on a FRI Leasehold basis.

VAT

We understand the property is registered for VAT

PLANNING

The property currently falls under the E use class but would suit a range of alternative uses including (but not limited to) office, medical/healthcare, community, conference, education, living and place of worship subject to planning permission. The local authority is Southampton City Council. (Further planning history is available on request.)

EPC

EPC Rating D - Currently being reassessed.

UNIQUE OPPORTUNITY

A rare opportunity to invest in/ repurpose a landmark building.



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**ALL ENQUIRES TO GO VIA
APPOINTED JOINT SOLE AGENTS**

**BROCHURE CREATED BY OMEGA RE
(MAY 2025)**

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