

To Let

- Eligible for 100% Business Rates Relief
- Flexible 1 Year Licence Agreement
- Shared Meeting Room
- Service Charge Inclusive of Utilities, Insurance and Broadband
- No Repairing Obligations



Serviced Office in Period Building
580 sq ft (53.88 sq m)

25-26 Royal Mail House, Terminus Terrace, Southampton, Hampshire, SO14
3FD

Description

Royal Mail House comprises a four-storey Grade II listed office building with a mix of private offices and shared facilities.

This second floor suite is available on flexible 12 month licence agreements, with no repairing obligations. The suit benefits from a modern fit-out, superfast broadband, central heating and access to a shared meeting room. There is the option to add a glass partition at no additional cost.

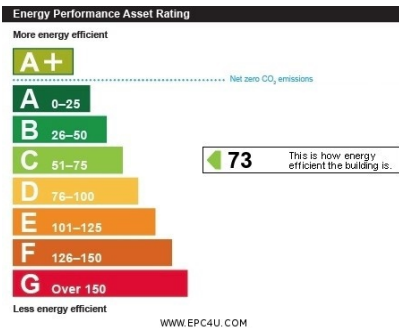
There are shared WC and kitchenette facilities. The suite comes with 1 car parking space.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Total	580	53.88

Energy Performance Certificate

EPC rating C73. A copy of the EPC is available on request.



Terms

The premises are available on a flexible rolling 12 month licence at an initial rent of £11,500 per annum exclusive.

Service Charge

There is a service charge payable of £500.00 per quarter. This includes all building insurance and utilities. Broadband is not included.

There are no tenant repairing obligations.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £5,800. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



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Hampshire, SO14 3FD

Location

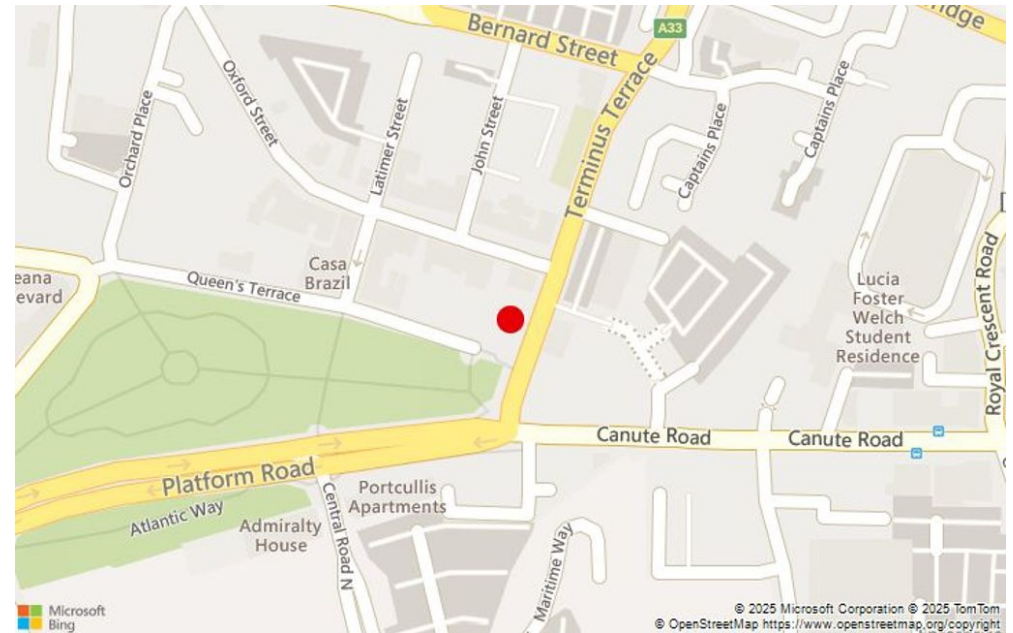
Royal Mail House is prominently located on Terminus Terrace in Southampton, close to the vibrant Oxford Street district and the city's waterfront. The property enjoys a central position with convenient access to the A33, offering excellent connectivity to the M27 and M3 motorway networks. Southampton 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:

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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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