



Meon House
189 Portswood Road, Southampton, Hampshire, SO17 2NF

TO LET

Office Premises / Class E premise with Parking

Key Features:

- Central and sought after position in busy suburb of Southampton
- Large car park
- Available for a variety of uses (STP)
- New FRI lease
- £20,000 pax
- Could be let as two units
- Secure gated parking
- Close to public amenities
- Nearby occupiers include: The Post Office, Cancer Research, Farmfoods, Pizza Hut and Subway





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Location

Southampton is the largest city in the county of Hampshire, located approximately 80 miles (128 km) south-west of London, 20 miles (32 km) north-west of Portsmouth and 14 miles (22 km) south of Winchester. The city has a population of approximately 254,000 which includes over 32,000 full time students who are enrolled at the two universities; University of Southampton and Southampton Solent University.

The property can be found to the rear of the main Portswood Road commercial/retail parade, being accessed from a service access road between 189 Portswood Road and 40-41 Addis Square (Post Office).

Description

The property comprises ground floor office accommodation, which is currently split into two separate self-contained offices. The right hand side offers an entrance hallway, reception area, two offices, a meeting room, store room and WC. The left hand unit benefits from entrance hallway, reception/office, two further office rooms, two WC's and kitchen.

The accommodation also benefits from off road parking for 8 cars.

Accommodation

The accommodation has a total approximate Net Internal Area (NIA) of 2,045 sq ft (1,898 sq m)

EPC

We understand the property has an EPC rating of C - 69.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £20,000 per annum exclusive.

Business Rates

LHS Meon House R/o: 2023 - £14,750
RHS Meon House R/o: 2023 - £13,500

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

2 October 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
s.martin@flude.com
07800 562509
www.flude.com

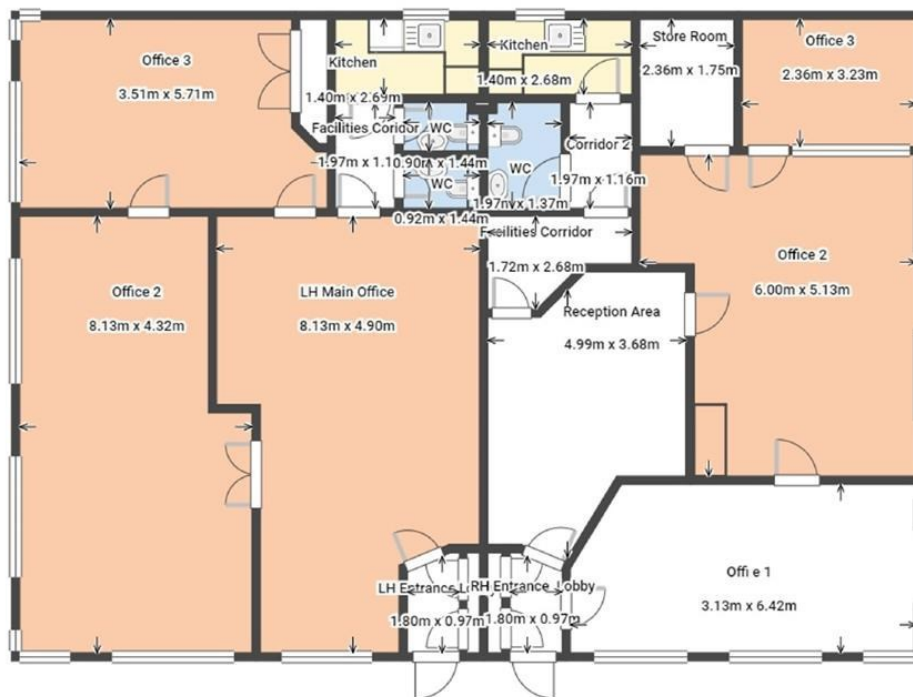


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Floor Plan

Meon House : Ground floor



Approx. Gross Internal Area of the Ground floor:
1975.61 Sq Ft - 183.54 Sq M

Approx. Gross Internal Area of the Entire Property:
1975.61 Sq Ft - 183.54 Sq M

For identification purposes only.