

# Lot 16, Southern House, Otterbourne, Winchester, Hampshire SO21 2RU

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Substantial Freehold Office Investment

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## Property Information

### Substantial Freehold Office Investment

- Substantial Office building with extensive parking
- Tenants include Hampshire and Isle of Wight NHS and South Central Ambulance Service NHS
- Operated as a 999 Emergency Call Centre for over 15 years
- Approx. floor area of 3,332.90 sq m (35,875 sq ft)
- Potential for further subdivision and future redevelopment (subject to consents)
- Approximate site area of 3.65 Ha (9.03 Acres)
- Very low site coverage of 5%
- Excellent access to the M3 motorway (Junctions 11 and 12)

#### Lot

16

#### Auction

30th October 2025

#### Rent

£410,646 per Annum Exclusive

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

3 miles south of Winchester city centre, 60 miles south-west of London

#### Roads

M3 (Junctions 11 and 12), A272

#### Rail

Shawford Railway Station

#### Air

Southampton Airport

### Situation

The property is located just off Otterbourne Road, some 3 miles south of Winchester and 3 miles north of Southampton Airport. The property benefits from excellent connectivity, being 1.5 miles from J11 and J12 of the M3 Motorway as well as direct trains to London Waterloo from Shawford Railway Station in 78 minutes and Southampton Central in 18 minutes.

### Tenure

Freehold.

### EPC

The EPC will be available to view online in the solicitor's legal pack.

### Description

The property comprises a substantial modern office building providing accommodation on ground, first and second floors. Additionally, comprising of conference suites, a canteen and substantial car park with over 300 spaces at a ratio of 100:1. The property benefits 18 EV charging spaces and a 50kW solar PV system.

The property may be suitable for medium term redevelopment potential subject to obtaining the necessary consents.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
East Wing - Ground Floor	Office	767.66	(8,263)	HAMPSHIRE AND ISLE OF WIGHT NHS FOUNDATION TRUST	5 years from 13/02/2024 until 12/02/2029 (1)	£83,028	13/02/2027 (12/02/2029)
East Wing - First Floor	Office	664.72	(7,155)	VACANT POSSESSION			
East Wing - Second Floor	Office	378.21	(4,071)	SOUTH CENTRAL AMBULANCE SERVICE NHS FOUNDATION TRUST	Approx. 10 years from 19/09/2018 until 16/09/2028	£64,118	(16/09/2028)
North Wing - First Floor, Mezzanine and Conference Suites	Office	1,293.12	(13,919)	SOUTH CENTRAL AMBULANCE SERVICE NHS FOUNDATION TRUST	20 years from 17/09/2008 until 16/09/2028	£263,499	(16/09/2028)
The Canteen	Canteen	229.19	(2,467)	EE LOGISTICS LTD (CRN 10564503)	Approx. 4 years from 01/05/2024 until 01/09/2028	£1	(01/09/2028)
<b>Total Approximate Floor Area</b>		<b>3,332.90</b>	<b>(35,875)</b>			<b>£410,646</b>	

(1) The lease provides a Tenant option to determine on 13/02/2027.

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## Contacts

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