

# BARGATE HOUSE

# + HIGH STREET

Two fully-let high-quality Purpose-Built Student Accommodation assets



# INVESTMENT SUMMARY

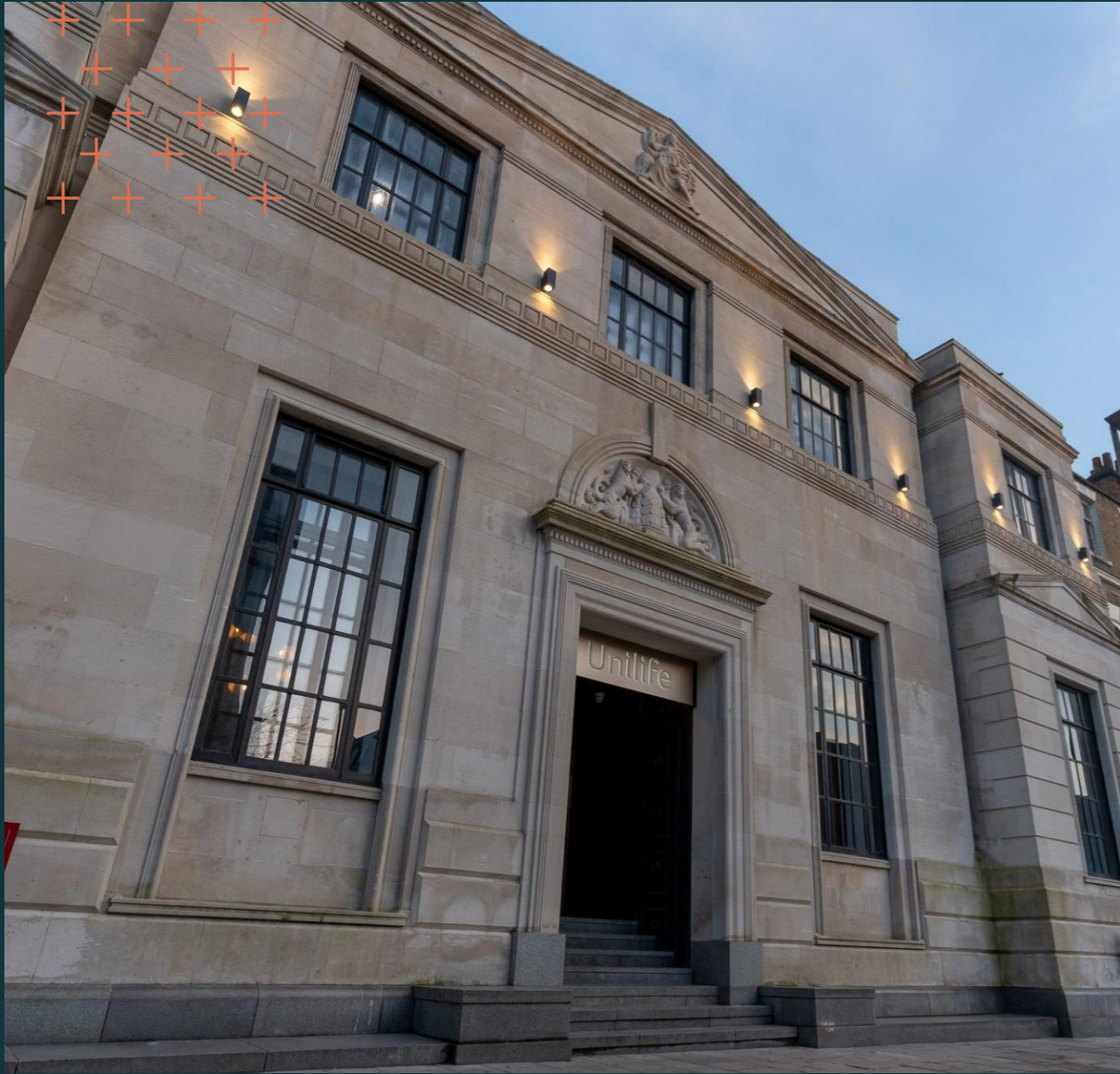
An exciting opportunity to acquire two-market leading freehold Purpose-Built Student Accommodation (PBSA) assets in Southampton, a well-established Russell Group market

- + Comprising 222 premium, self-contained studios, Bargate House (122 units) opened in 2024, and High Street (100 units) opened in 2022.
- + Excellent track record with both Bargate House and High Street at 100% occupancy for both the 25/26 academic year.
- + The schemes are strategically located close to two universities and key city centre amenities, offering a premium specification and a highly attractive, differentiated proposition for students.
- + Southampton is home to over 33,200 full-time students across two universities, including Russell Group University of Southampton ranked within the QS Top 100 globally.
- + The student market remains supply-constrained with over 19,000 students currently unable to access PBSA in Southampton and new PBSA under construction representing less than 4% of existing stock.
- + Asset management opportunities include continued yield optimisation, cost saving through operational efficiencies, and rental growth as the schemes mature.
- + The assets are offered for sale with a management contract to best-in-class operator Unilife, or on a vacant, unencumbered basis.
- + Projected Net Operating Income (NOI) across the two assets for the 2025/26 academic year is £2.82m.



Lounge, Bargate House

Scheme	Total Units	Actual Occupancy		
		23/24	24/25	25/26
Bargate House	122	-	99%	100%
High Street	100	100%	100%	100%



**BARGATE HOUSE**

# HIGH STREET



# INVESTMENT HIGHLIGHTS

- + 122 newly constructed purpose-built student accommodation units
- + 100% occupancy for the 2025/26 academic year

Asset	<a href="#">Bargate House</a>
Address	<a href="#">31 High Street, Southampton SO14 2DF</a>
Tenure	Freehold
Year of Opening	2024
Units / Beds	122
Unit Mix	122 studios
Amenities	Cinema Room, Gym, Study Areas, Study Lounge, Roof Terrace, Communal Kitchen
EPC	A
BREEM	N/A
EWS1 Rating	A1

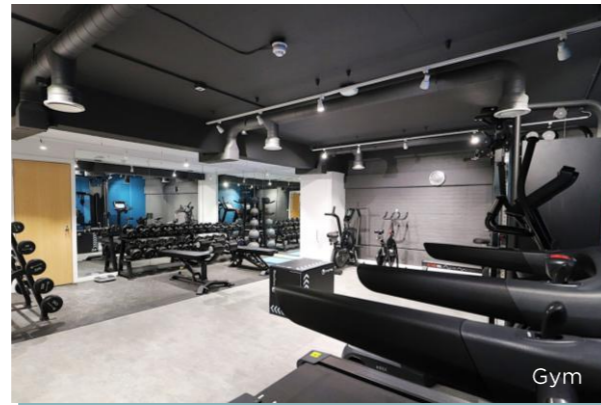


# BARGATE HOUSE

# INVESTMENT HIGHLIGHTS

- + 100 units made up of 47 newly developed units and 53 refurbished units
- + 100% occupancy for the 2025/26 academic year

<b>Asset</b>	High Street, Southampton
<b>Address</b>	12 - 14 High Street, Southampton SO14 2DF
<b>Tenure</b>	Freehold
<b>Year of Opening</b>	2022
<b>Units / Beds</b>	100 / 139
<b>Unit Mix</b>	88 Studios and 12 Twodios
<b>Amenities</b>	Study Space, Communal Lounges, TV / Games area, Gym, Bike Store, Communal Kitchen
<b>EPC</b>	A
<b>BREEM</b>	Very Good
<b>EWS1 Rating</b>	B1



# HIGH STREET

BARGATE HOUSE & HIGH STREET



## Bargate House and High Street are two best-in-class assets delivering a premium accommodation solution for Southampton university students

Bargate House and High Street accommodations are best-in-class assets situated in the heart of the city, just 100 metres from each other. Together, the schemes are located just a 10-minute walk from Southampton Solent University, a 20-minute walk from the University of Southampton Waterfront campus and a 2-minute walk from transport links to the University of Southampton.

Both Bargate House, and High Street are exceptionally modern and well designed to provide superb amenity provision for students.

The properties are a short walk from a range of nearby amenities, including a Lidl right on the doorstep. In addition, the schemes are situated moments from the new Bargate mixed-use development which is set to become the city's shopping and social hub.

High Street recently benefitted from a comprehensive programme of works, combining the refurbishment of 53 units with a new-build extension of 47 units. The result is a high-quality, 100-unit PBSA scheme arranged over lower ground, ground and four upper floors, complemented by generous amenity provision.

Delivered in 2024, Bargate House is a purpose-built scheme that has quickly established itself as a best-in-class accommodation offering. The asset has been exceptionally well received in the market, evidenced by its strong operational performance during its first two years.

# LOCATION

Southampton is a historic city in the South of England, home to a major UK port and commercial centres. The city accommodates two Higher Education Institutions; The University of Southampton, forming part of the Russell Group, and Southampton Solent University.

Southampton is home to the longest surviving stretch of medieval walls in England. These walls form the centrepiece of a 400,000 sq. ft. mixed-use regeneration development of Bargate Quarter which remains under construction and is set to open shortly. The project, which has sourced over £130m, will provide more than 2,500 sqm. of commercial space in addition to a number of attractive amenities. The city is also home to Westquay, one of the UK's largest shopping centres.

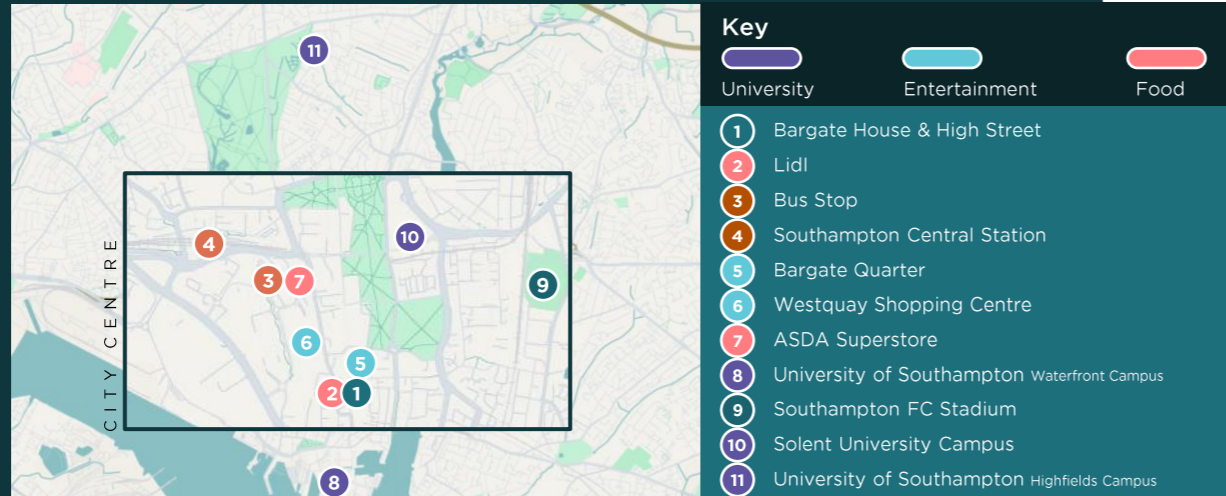
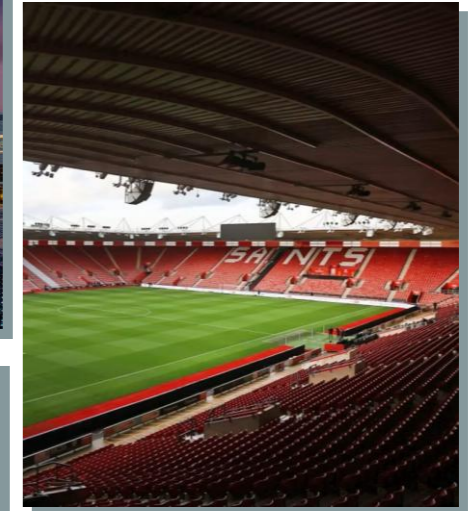
The schemes are within a 5-minute walk from Bargate Quarter, Westquay shopping centre and a number of gyms, pharmacies and amenities, within the heart of Southampton's PBSA cluster, and a short bus ride from the University of Southampton.

The city is situated on the south coast, approximately 70 miles south-west of London and 15 miles west of Portsmouth.

Southampton's excellent transport links to the rest of the UK are highlighted by its highly successful shipping port.

The M3 and M27 motorways provide excellent access to Portsmouth, London and beyond. Southampton also benefits from direct rail links to London (1 hour 20 minutes), Portsmouth (46 minutes), Birmingham (2 hours 30 minutes) via Southampton Central station which is just a 10-minute walk from the High Street Property.

Southampton International Airport is also located just 3 miles from the city centre.



# THE SOUTHAMPTON MARKET

Southampton is home to two universities, the University of Southampton, which forms part of the prestigious Russell Group, and Southampton Solent University



The University of Southampton has two campuses in Southampton and offers over 350 courses with a key focus on Science, Technology, Engineering, and Mathematics (STEM) degrees.

The University of Southampton is a member of the prestigious Russell Group and is currently ranked 17th in the Times' Good University Ranking and 87th in the QS World University Rankings 2026 (14th highest in the UK). The University is striving to become a top 10 UK university and top 50 internationally recognised university, by 2027-28, and increasing their student numbers to 28,000 over the next 7-10 years.

The University of Southampton benefits from a strong proportion of international students, with over 30% domiciled outside of the UK.



Southampton Solent University has jumped 22 places from 2025 to rank 76th in The Times UK Good University Guide 2026. The main campus is ideally located just a 10-minute walk away from the scheme.

Solent's top areas of research and expertise are the creative and cultural industries, maritime and the environment and law and business. The university offers approximately 200 undergraduate courses to students.

Source: HESA, Student Source, Savills Research, Times Good University Guide, QS

2.33x  
Student to Bed Ratio

33,290  
Full time students in Southampton

14,276  
PBSA beds

19,014  
Full time students unable to access PBSA

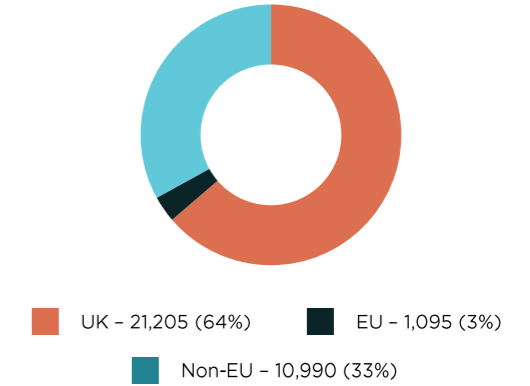
## Southampton Supply and Demand

There are currently 33,290 full time students in Southampton with only 14,276 PBSA beds available, demonstrating a substantial shortfall in supply. This equates to 19,014 (57%) full time students unable to access PBSA, reflecting a 2.33 student to bed ratio.

The majority of PBSA in the city is now privately operated (53%, 7,495 beds).

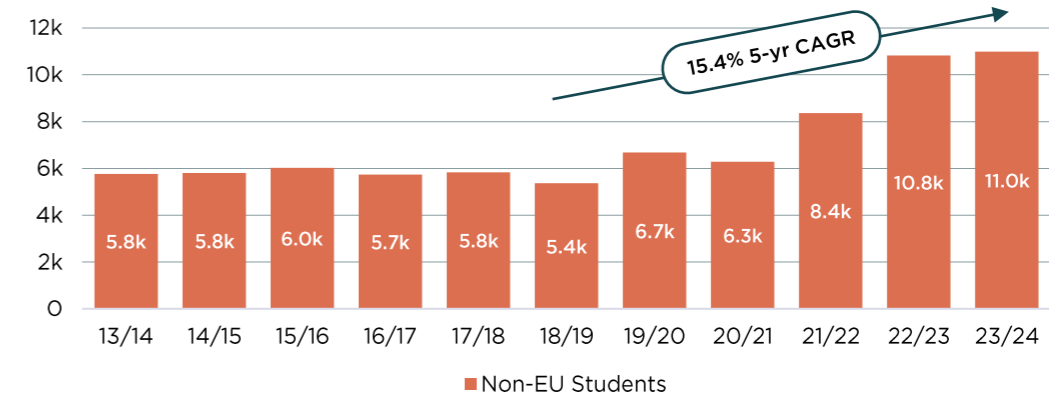
Whilst Southampton is a dual university city with an under supply of PBSA, there are currently just 495 beds under construction.

## Full Time Student Breakdown by Domicile



The total number of non-EU students in Southampton has continued to grow with a 10-year CAGR of 6.67% developing into a 15.4% 5-year CAGR, resulting in more than 11,000 students in 23/24

## Full-Time Non-EU Students by Year



Institution	Times Good University Ranking 2026	Applications per Place	Total Students	Total FT Students	Total FT International Students
University of Southampton	17	8.6	25,955	24,635	10,295
Southampton Solent University	76	4.8	9,615	8,655	1,790
<b>Total</b>			<b>35,610</b>	<b>33,290</b>	<b>12,085</b>

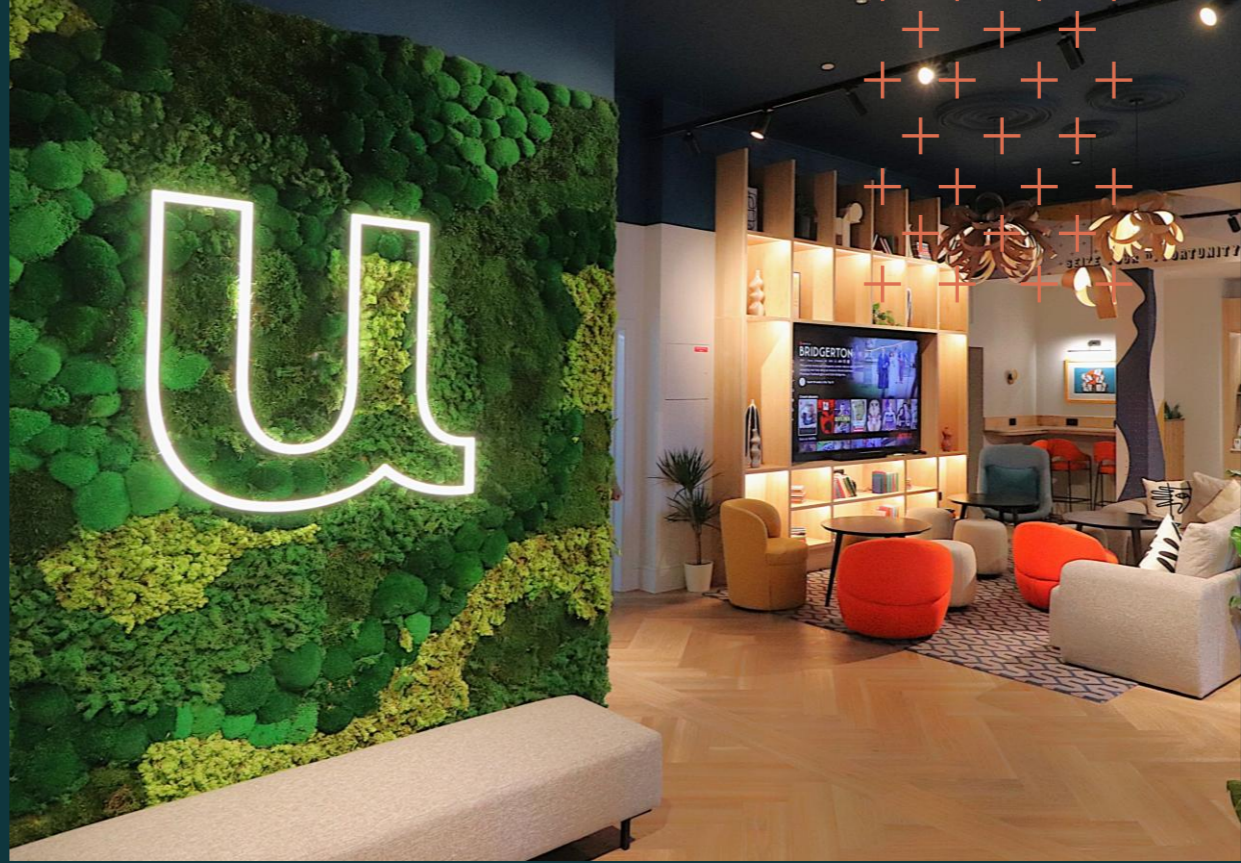


COMMUNAL SPACE, HIGH STREET



PREMIUM, BARGATE HOUSE

SOCIAL HUB, BARGATE HOUSE



PREMIUM, BARGATE HOUSE



BARGATE HOUSE & HIGH STREET

# ACCOMMODATION SCHEDULE & RENTS

HIGH STREET

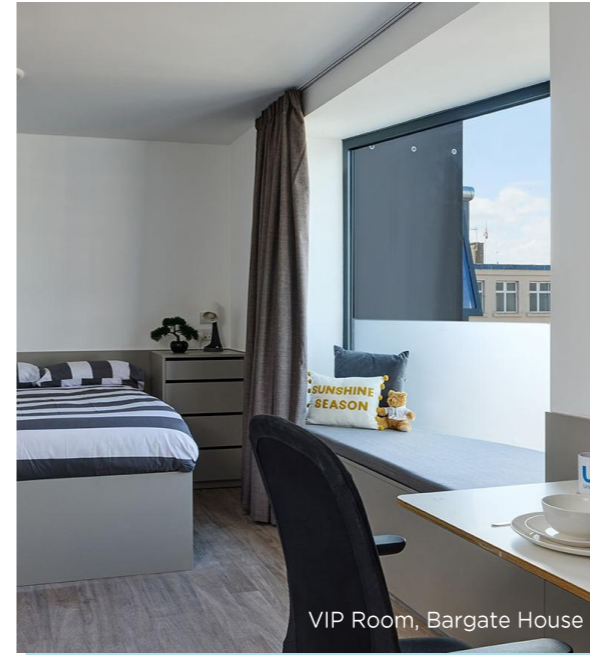
Room Type	Unit Size (SQM)	24/25		25/26		Period (wks)
		Unit Count	Actual Rents	Unit Count	Actual Rents	
Twodio	13	6	£253	6	£260	51
Twodio Ensuite	16	6	£283	6	£283	49
Classic	17	10	£265	30	£281	51
Premium	19	20	£288	11	£327	49
Premium Plus / VIP	19	19	£326	8	£360	49
Luxury	26	9	£245	9	£369	48
Luxury Plus	26	20	£356	20	£377	49
VIP	26	10	£383	10	£421	45
<b>Total / Averages</b>		<b>100</b>	<b>£317</b>	<b>100</b>	<b>£331</b>	<b>49</b>
Occupancy		100%		100%		



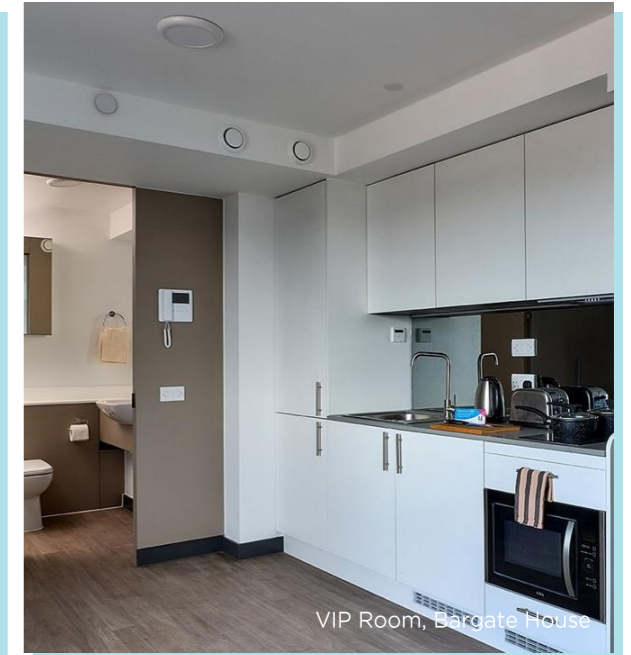
Luxury Room, High Street



Communal Space, High Street



VIP Room, Bargate House



VIP Room, Bargate House

BARGATE HOUSE

Room Type	Unit Size (SQM)	24/25		25/26		Period (wks)
		Unit Count	Actual Rents (£)	Unit Count	Actual Rents (£)	
Classic	17	23	£280	22	£294	50
Classic +	17	-	-	40	£321	49
Premium	17	46	£294	38	£324	50
Premium +	17	33	£309	14	£353	48
Premium Extra	17	11	£303	-	-	-
VIP	23	8	£333	4	£372	50
VIP +	23	-	-	4	£383	50
<b>Total / Averages</b>		<b>121</b>	<b>£299</b>	<b>122</b>	<b>£324</b>	<b>49</b>
Occupancy		99%		100%		

BARGATE HOUSE & HIGH STREET

# SECURED 2025/26 INCOME PROFILE

HIGH STREET

Room Type	Units	Av. Weekly Rent	Av. Tenancy Length (wks)	Total Income
Twodio	6	£260	51	£79,114
Twodio Ensuite	6	£283	49	£83,257
Classic	30	£282	50	£424,556
Premium	11	£326	50	£177,711
Premium +	8	£360	49	£139,581
Luxury	9	£376	47	£158,480
Luxury +	20	£376	49	£366,952
VIP	10	£437	43	£187,621
<b>Total / Averages</b>	<b>100</b>	<b>£335</b>	<b>48</b>	<b>£1,617,272</b>
Occupancy				100%
Other Income & Summer Lets				£33,978
Operating and Management Costs (£3,893 per bed)				(£389,256)
<b>Total Net Operating Income 25/26</b>				<b>£1,261,994</b>



Communal Space, High Street



Study Room, High Street



Social Hub, Bargate House



Communal space, Bargate House

BARGATE  
HOUSE

Room Type	Units	Av. Weekly Rent	Av. Tenancy Length (wks)	Total Income
Classic	22	£294	50	£322,954
Classic +	40	£321	48	£624,174
Premium	38	£324	50	£613,880
Premium +	14	£353	48	£239,300
VIP	4	£372	50	£73,710
VIP +	4	£383	50	£75,932
<b>Total / Averages</b>	<b>122</b>	<b>£324</b>	<b>49</b>	<b>£1,949,590</b>
Occupancy				100%
Other Income & Summer Lets				£21,660
Operating and Management Costs (£3,386 per bed)				(£413,144)
<b>Total Net Operating Income 25/26</b>				<b>£1,558,106</b>

BARGATE HOUSE & HIGH STREET



**Unilife is an award-winning, Platinum-accredited operator, delivering best-in-class service and premium student living in every city that they operate. Unilife have achieved 100% occupancy across their portfolio for 2025/26.**

Unilife combines the standards of five-star hospitality with the warmth and individuality of a boutique experience, creating places where students feel genuinely cared for. Every Unilife property is designed around comfort, wellbeing, and connection — with a level of service more often found in luxury hotels than student accommodation.

Their approach is bespoke and personal. From the moment residents arrive, they're welcomed by a dedicated team who know them by name, take pride in the little details, and go above and beyond to make life effortless. It's this genuine care and attention that sets them apart from competitors — and why Unilife consistently achieves outstanding resident reviews and satisfaction scores across every city in which they operate.

With years of PBSA expertise across Southampton, Guildford, and Winchester, Unilife delivers more than just accommodation — they create homes with heart and vibrant communities where every resident belongs. Residents enjoy a wide range of benefits and support, including:

- An all-inclusive rate
- 24/7 support
- Flexible tenancy options
- A resident app
- Smart TVs in every studio
- SKY TV & Netflix
- Bills and laundry included
- Contents insurance
- Yoga and wellbeing classes
- Student Ambassadors and a Buddy system
- Complimentary breakfast & hot drinks
- Legal, medical and financial advice
- Dedicated House Supervisors
- Exclusive social events calendar
- Multilingual wellbeing support
- Referral rewards and local partner discounts
- Award winning for best-in-class student reviews

Unilife don't just meet expectations — they work hard to exceed them with heart, hospitality, and attention to detail that turns everyday living into something extraordinary.

Unilife were proud to recently achieve Platinum certification as a student accommodation operator, as well as being recognised as named finalists in the 2025 GSL Awards UK & Ireland for Best Student Community, Best Student Wellbeing & Best Student Operator.



# REGONITION & AWARDS

Bargate House and High Street are best-in-class assets, demonstrated through their wide industry recognition and a strong collection of awards for both Bargate House and Stelling Properties

## BARGATE HOUSE



The Offsite Awards 2024  
**Best Use of Volumetric Technology**



The Offsite Awards 2024  
**Winner of Winners Award**



The South Cost Property Awards 2025  
**Sustainable Development of the Year**



Building Innovation Awards  
**Most Innovative Urban Regeneration Project**



The Offsite Awards 2024  
**Product Innovation Award: The Stelling Properties Building Configurator**



SME News Southern Enterprise Awards 2022  
**Best Modular Manufacturing Services, South East**



SME News Southern Enterprise Awards 2021  
**Best Real Estate Developer & Management Company, South East**

# FURTHER INFORMATION

## Tenure

Acquisition of the properties is available either on a direct Freehold basis or acquisition of the UK corporates that hold the Freeholds.

## VAT

The properties are deemed to be residential for VAT purposes and are therefore zero rated.

## Data Room

All relevant legal, technical and planning documents are available on the designated data room. Please email [james.barlow@savills.com](mailto:james.barlow@savills.com) and [charlie.hill@savills.com](mailto:charlie.hill@savills.com) for access.

## EPC

All relevant Energy Performance Certificates are available for download on the data room.

## Viewings

By arrangement through Savills UK Limited only.



Further information, images and video tours can be found at [www.savills.com/property-detail/48ef0b44-a5ae-4796-a1b4-a5245c523655](http://www.savills.com/property-detail/48ef0b44-a5ae-4796-a1b4-a5245c523655)



Communal Space, Bargate House



Communal Space, High Street



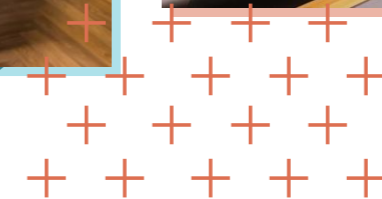
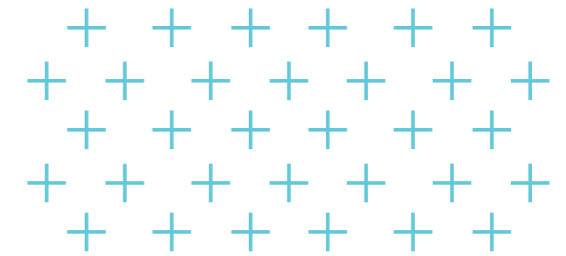
Cinema, Bargate House



Communal Space, High Street



Gym, Bargate House



# BARGATE HOUSE

# + HIGH STREET

SOUTHAMPTON

## FOR FURTHER INFORMATION

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