



TO LET
PRIME WATERSIDE OFFICES

3 Waterside Place

5,173 - 21,260 SQ FT AVAILABLE



WATERSIDE PLACE
SOUTHAMPTON

Waterside Place in Southampton features breathtaking views over the water from every floor.

Offering beautifully refurbished office space Waterside Place is located on the water's edge at Town Quay Marina. 3 and 5 Waterside Place are situated on Southampton's harbour front, affording excellent views toward the Solent. It is immediately adjacent to the A33, which is the main thoroughfare through the city, providing excellent road access to the M27 and the M3.

Town Quay is an established commercial waterfront scheme which incorporates offices, retail units and the passenger terminal for the Isle of Wight ferry. Nearby office occupiers include P&O Carnival (headquarters), PwC and Lloyds Bank. There is a Starbucks located at Town Quay and further restaurants and convenience stores within a short walk.



Within easy reach of Waterside Place is Westquay, Southampton's premier shopping destination and home to leading and designer brands including John Lewis, Marks and Spencer and Apple.

One of the city's newest hotels is only a short distance from Waterside Place. Southampton Harbour Hotel & Spa is located right on the water's edge at Ocean Village and features an excellent restaurant and rooftop bar, making it perfect for entertaining clients during the day or enjoying a relaxing drink after work.





The Fitwel scheme is the world's leading certification system that optimises buildings to support health.

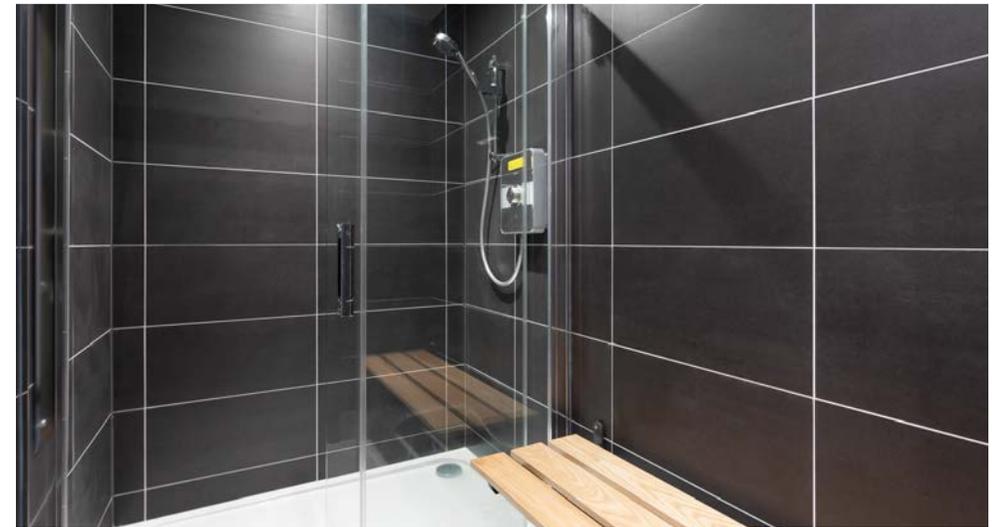
Everything in our Fitwel certified office rental space has been designed to create an inviting environment that improves occupant health and productivity.

Employee wellness is an increasingly high priority for all modern business and this office certification not only puts employees' health and wellbeing at the heart of the workplace, but also provides business with formal recognition of these benefits.



FITWEL CERTIFICATION





Specifications

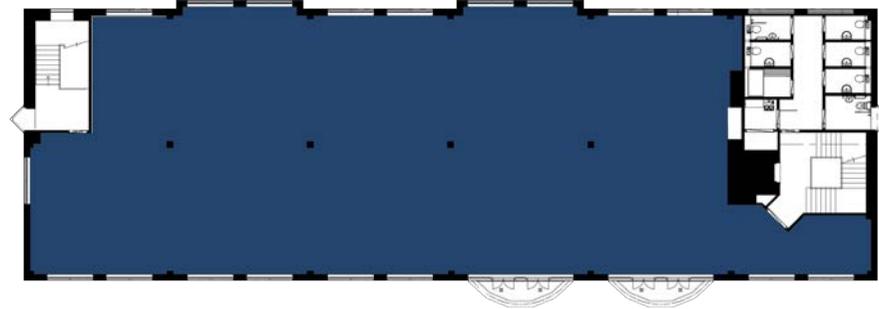
- New air conditioning
- New raised floors
- Suspended ceilings with LED lighting
- New shower facilities and WC's
- 50 car parking spaces
- Ewave score - 5 stars
- Fitwel 2 star rating



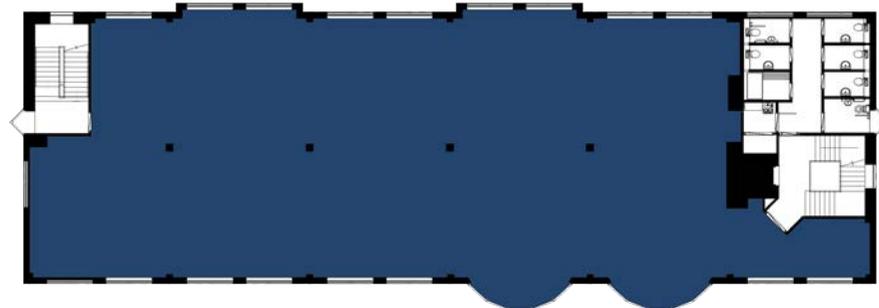
Accommodation

Floor	SQ FT	SQ M
Third	5,266	489.2
Second	5,415	503.1
First	5,406	502.2
Ground	5,173	480.6

Third Floor 5,266 SQ FT (489.2 SQ M)



Second Floor 5,415 SQ FT (503.1 SQ M)



First Floor 5,406 SQ FT (502.2 SQ M)

Ground Floor 5,173 SQ FT (480.6 SQ M)



If taken as a whole 3 Waterside Place offers 21,260 sq ft (1,975.1 sq m) of Grade A office accommodation (including the reception area). All floor areas quoted are estimated on a net internal basis and should be verified by interested parties. Not to scale. Indicative only.



The M3 motorway is only a short drive from Waterside Place and connects Southampton to London and the Midlands, whilst the M27 provides swift access to Portsmouth and Bournemouth. Southampton Central Station is located 1 mile to the north and provides regular direct rail services to London Waterloo (1hr 20 mins).

Waterside Place is also conveniently accessible by bus. Quayconnect is a shuttle bus service which runs between the ferry terminals on Town Quay and Southampton Central Station via the WestQuay shopping centre. Southampton International Airport with its regular flights to UK cities and European destinations is located to the north of the city.

- **Terms**
Available by way of a new Full Repairing and Insuring lease, for a term to be agreed.
- **Rent**
On application.
- **Service charge**
A service charge is payable - details available upon request.
- **Legal costs**
Each party to be responsible for their own legal fees.
- **Rateable Value**
Business rates are payable. All parties to undertake their own investigations.
- **Energy Performance Certificate**
An up-to-date Energy Performance Certificate will be available once the refurbishment is completed.

Contact

Viewing strictly by appointment through the joint sole agents:



023 8082 0900
vailwilliams.com

Emma Lockey
T: 02380 206 312
M: 07825 357 481
E: emma.lockey@cbre.com

Nik Cox
T: 02380 224 080
M: 07870 557 410
E: n.cox@vailwilliams.com



Waterside Place,
Town Quay,
Southampton,
Hampshire,
SO14 2AQ

www.watersideplace-southampton.co.uk