



**TO LET**  
**Prime Waterside Offices**

## 3 Waterside Place

4,717 sq ft - 20,850 sq ft



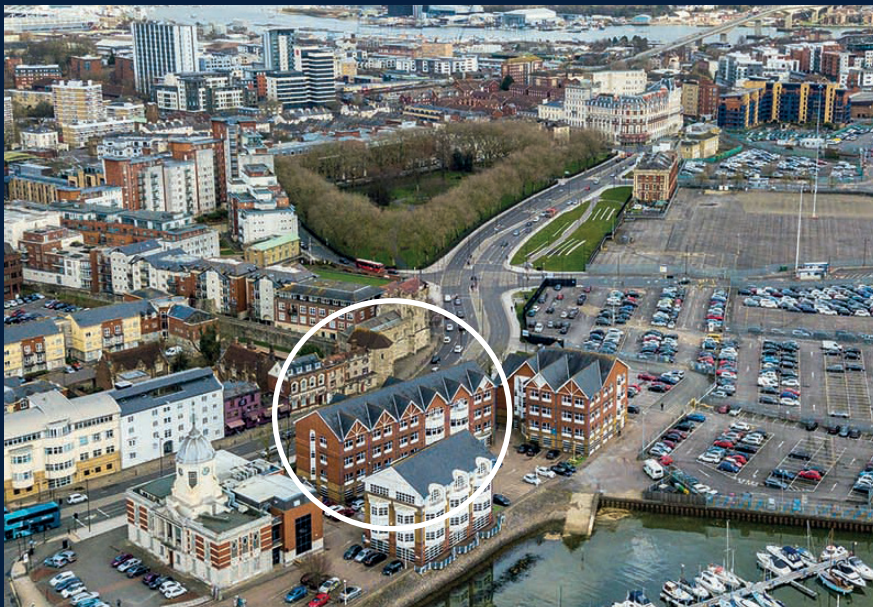
**WATERSIDE PLACE**  
SOUTHAMPTON



## 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.

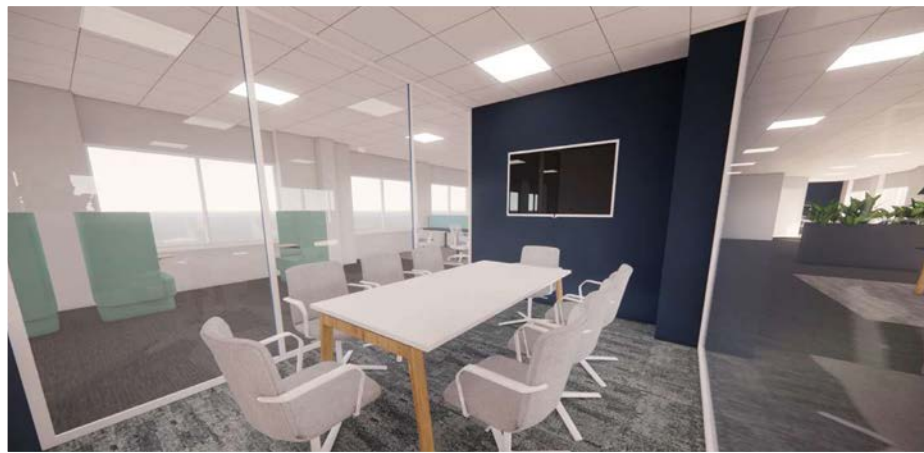
Town Quay is an established commercial waterfront scheme which incorporates offices, retail units and the passenger terminal for the Isle of Wight ferry. Nearby office occupiers include P&O Carnival (headquarters), PwC and Lloyds Bank. There is a Starbucks located at Town Quay and further restaurants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





FITWEL CERTIFICATION



## 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.







# 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

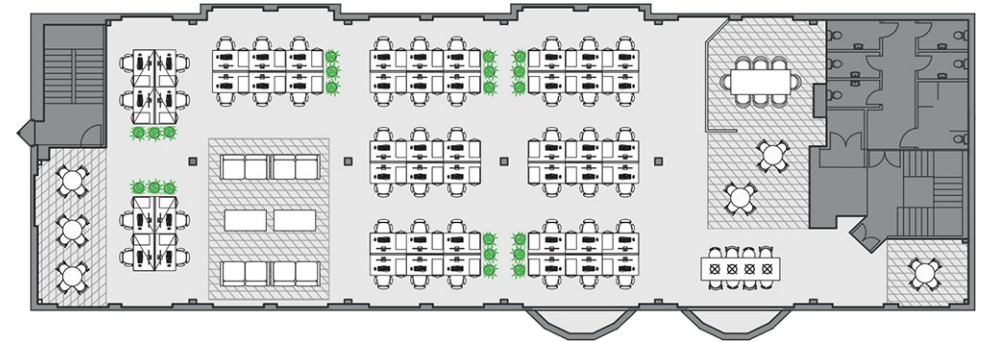


## Floorplans

### Third Floor

5,241 sq ft  
486.93 sq m

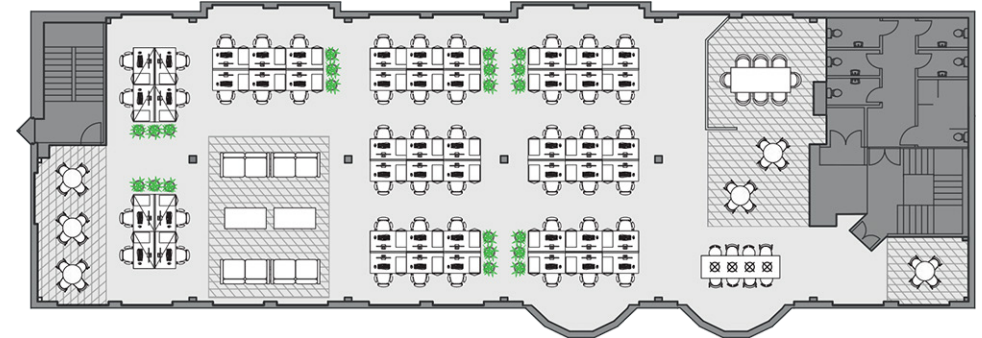
Sizes taken from architect's plans



### First and Second Floors

5,446 sq ft  
505.91 sq m

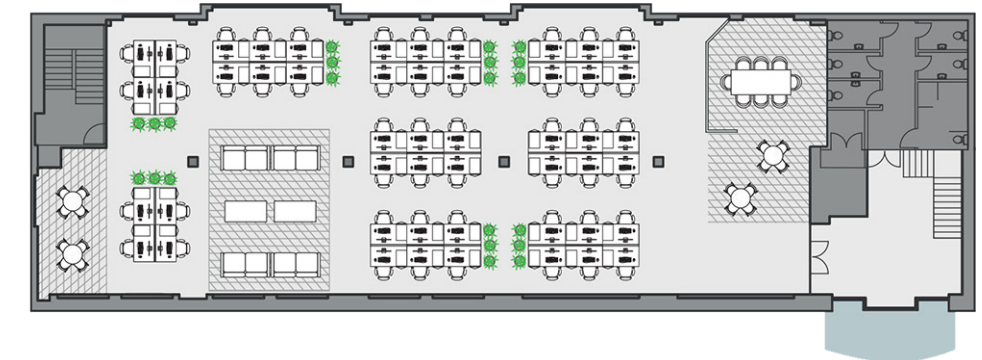
Sizes taken from architect's plans



### Ground Floor

4,717 sq ft  
438.24 sq m

Sizes taken from architect's plans



If taken as a whole 3 Waterside Place offers 21,224 sq ft (1971.7 sq m) of Grade A office accommodation (including the reception area). Subject to re-measurement on completion of the works.



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.
- **Rateable Value**  
Business rates are payable. All parties to undertake their own investigations.
- **Rent**  
On application.
- **Energy Performance Certificate**  
An up-to-date Energy Performance Certificate will be available once the refurbishment is completed.
- **Service charge**  
A service charge is payable - details available upon request.
- **Legal costs**  
Each party to be responsible for their own legal fees.

## Contact

Viewing strictly by appointment through the joint sole agents:



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