5 Waterside Place

4,184 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), PcC 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.

WATERSIDE PLACE

Specifications

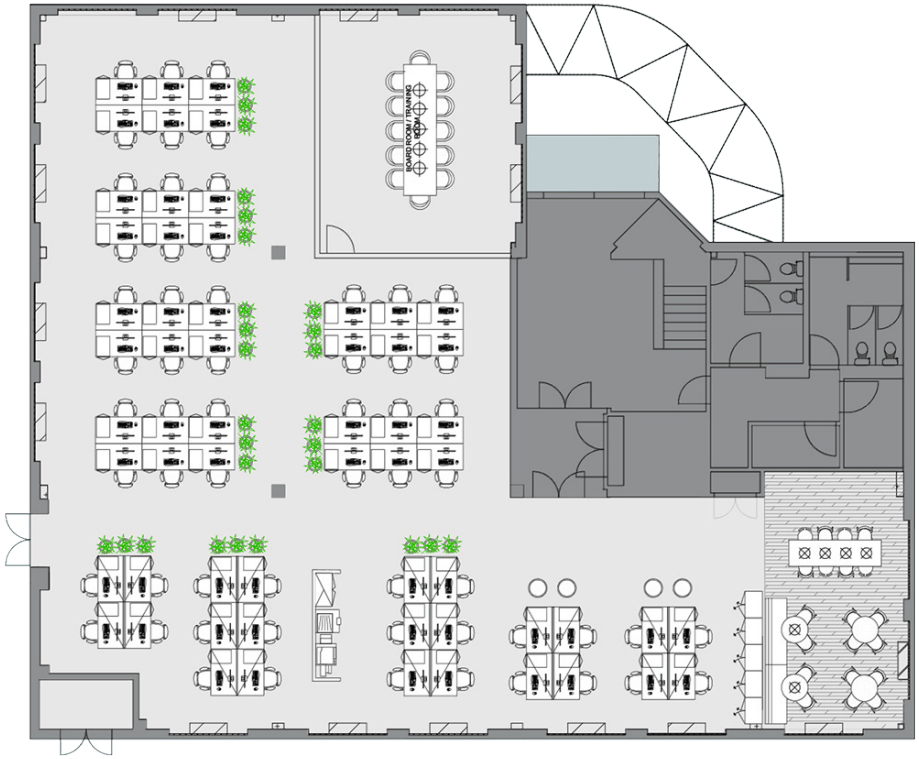
- New air conditioning
- Raised floors
- Suspended ceilings with LED lighting
- New shower facilities and WC’s
- EPC B(47) rating
- 8 car parking spaces

Floorplans

Ground Floor

4,184 sq ft
389 sq m
8 car parking spaces

Sizes taken from architect’s plans



WATERSIDE PLACE
SOUTHAMPTON

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 made available.

Contact

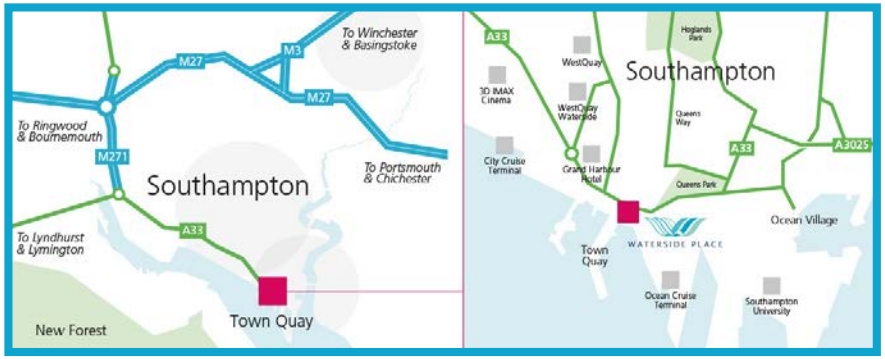
Viewing strictly by appointment through the joint sole agents:

CBRE
+44 (0)23 8033 8811
www.cbre.co.uk

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

Vail Williams
023 8082 0900
vailwilliams.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