

2 CHARLOTTE PLACE

A newly refurbished, sustainable place to work in the vibrant heart of Southampton.

Powered by 100% renewable energy sources.



WORKLIFEPLANET = BALANCE

WELCOME TO 2 CHARLOTTE PLACE: A SMART & SUSTAINABLE BUSINESS SPACE



2 Charlotte Place is a landmark office building, perfectly located for the modern office occupier. Based in Southampton's business district, opposite green open parks, the property is a pleasant stroll from the city centre, local amenities, and transport hubs. The building has been refurbished to include a new reception, business lounge and shower block, offering sustainable and dynamic business space.

The refurbishment maximises the use of the central courtyard area, providing a sociable space for occupiers to use and socialise in the summer months.. Adjoining the building, is the Leonardo Hotel, which offers food and beverages.



Building powered by
100% renewable
sources



Secure bicycle
storage



BREEAM
Certified Excellent



Shower facilities



EV charging
points



LED lighting



Heating and cooling
system



Plenty of natural
light



Access to green
space



Parking Ratio
1:850 sq ft



EPC rating B



Shops and leisure in
walking distance



Excellent public
transport

WELCOME TO WORK

2 Charlotte Place has been designed with the occupiers at its heart. The double height reception area provides an impressive entrance, leading to a first-floor business lounge which offers a range of working spaces designed for flexible use. Whether that be client meetings or wellness.

Access by foot is clear and direct. If travelling by vehicle or bicycle there is dedicated underground car parking with EV charging, a new secure cycle shelter and shower block.

The new building and tenant signage ensure the approach to the building by foot is clear and direct. If travelling by vehicle or bicycle, there is a new secure cycle shelter in the basement car park, with a new shower block and the addition of EV charging points, to promote sustainable travel.



Concierge service



Modern business lounge for flexible use



Views across the City



Lift access to upper floors



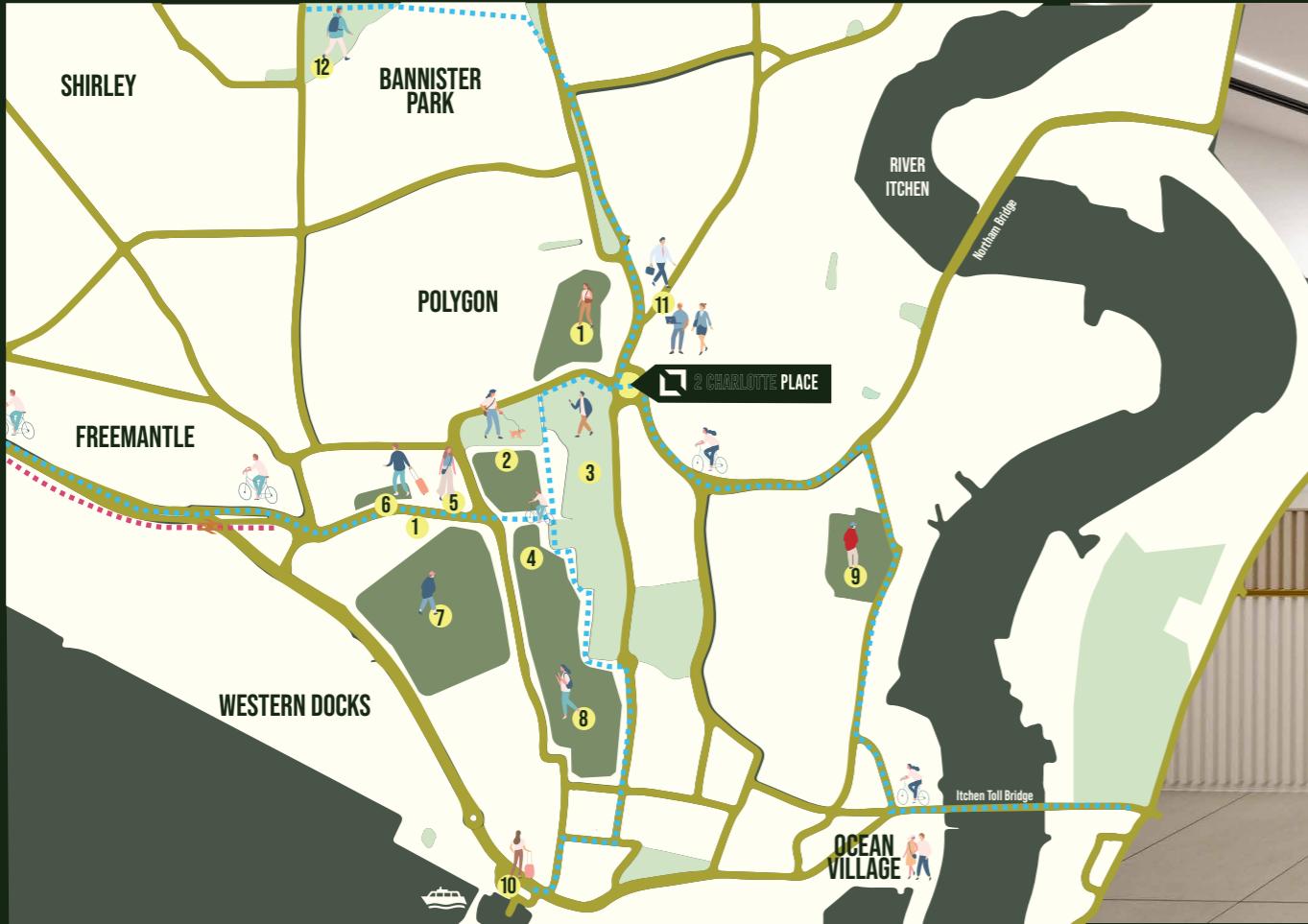
Social spaces for occupiers



Secure bike storage

FIND YOUR WAY

2 Charlotte Place has excellent communication links. It's located in the heart of the business district with links to the M27 and M3 Motorways, Southampton Airport and the Red Funnel. It's a 15-minute walk to Southampton Central Station, with trains to London. There are further amenities locally.



In Walking Distance:

1 Bedford Place:	Bars and Restaurants 2 Minutes	7 West Quay Shopping:	M&S, John Lewis, Apple 13 Minutes
2 Cultural Quarter:	Art Gallery, Library, Guildhall 7 Minutes	8 West Quay Leisure:	The Quays, Showcase Cinema 19 Minutes
3 City Parks:	East Park, Watts Park, Palmerston Pk 1 Minute	9 St Mary's Stadium:	Premiership Football games 20 Minutes
4 Marlands Shopping:	Independent Stores 12 Minutes	10 Town Quay:	Red Funnel Ferry Terminal 25 Minutes
5 Mayflower Theatre:	Broadway Shows 12 Minutes	11 London Road:	Tesco, Starbucks 6 Minutes
6 Southampton Central Station:	Trains to London in 1hr 15 Minutes	12 Southampton Common:	365 Acre Green Space 22 Minutes

Neighbouring firms enjoying this central location include:

utmost
GROUP

Marsh
Commercial

HUGHJAMES

CLYDE&CO

BPP

AECOM

ERM

MediaKind



Transport Options:



Southampton Central Station
15 mins walk
Trains to London in 1hr



Southampton Airport
12 minutes drive
7 minutes by train



M27 Motorway
15 mins drive
M3 Motorway
14 mins drive



Red Funnel Ferries
West Cowes, Isle of Wight
28 Minutes crossing

what3words:///stray.brands.aura

FLEXIBLE FLOORPLANS

OFFICE SPACE FROM 1,567 SQ FT

Suites Available To Let:

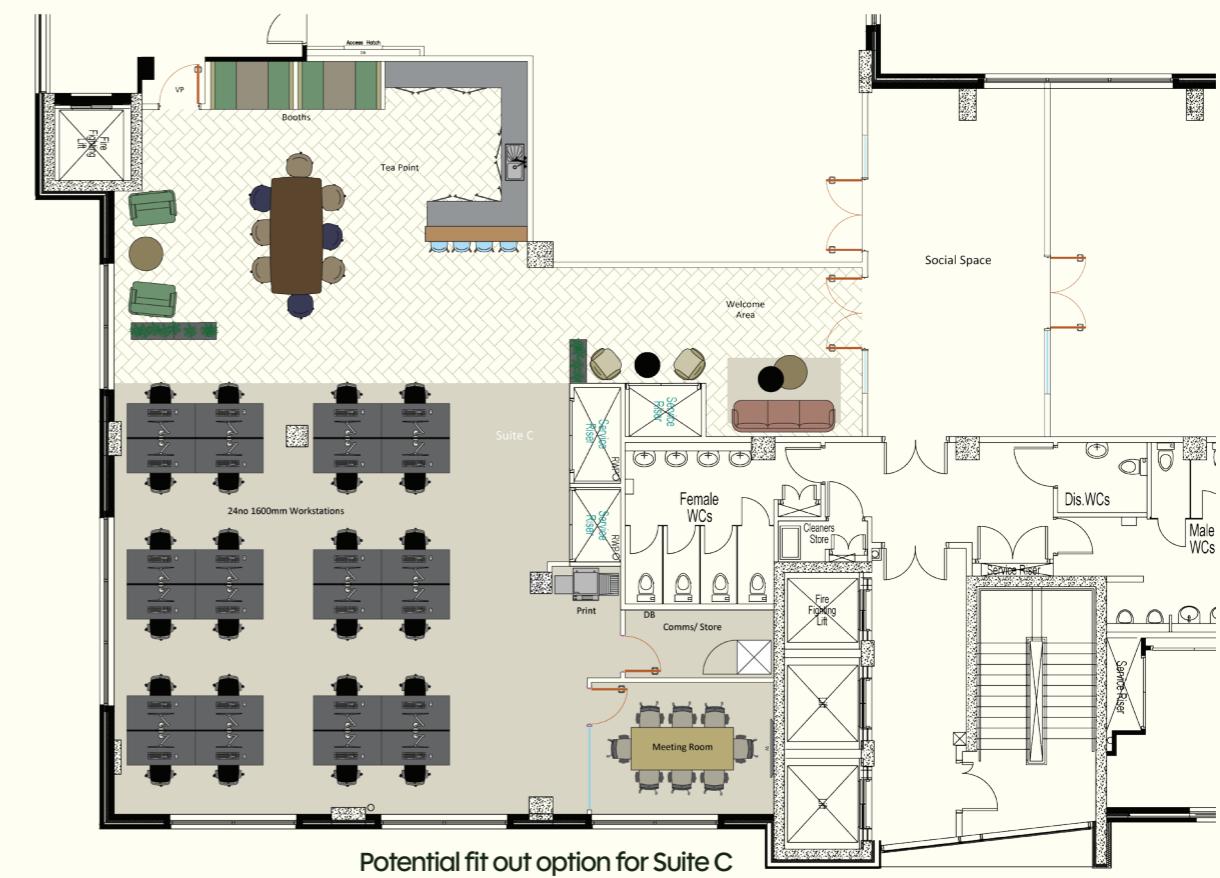
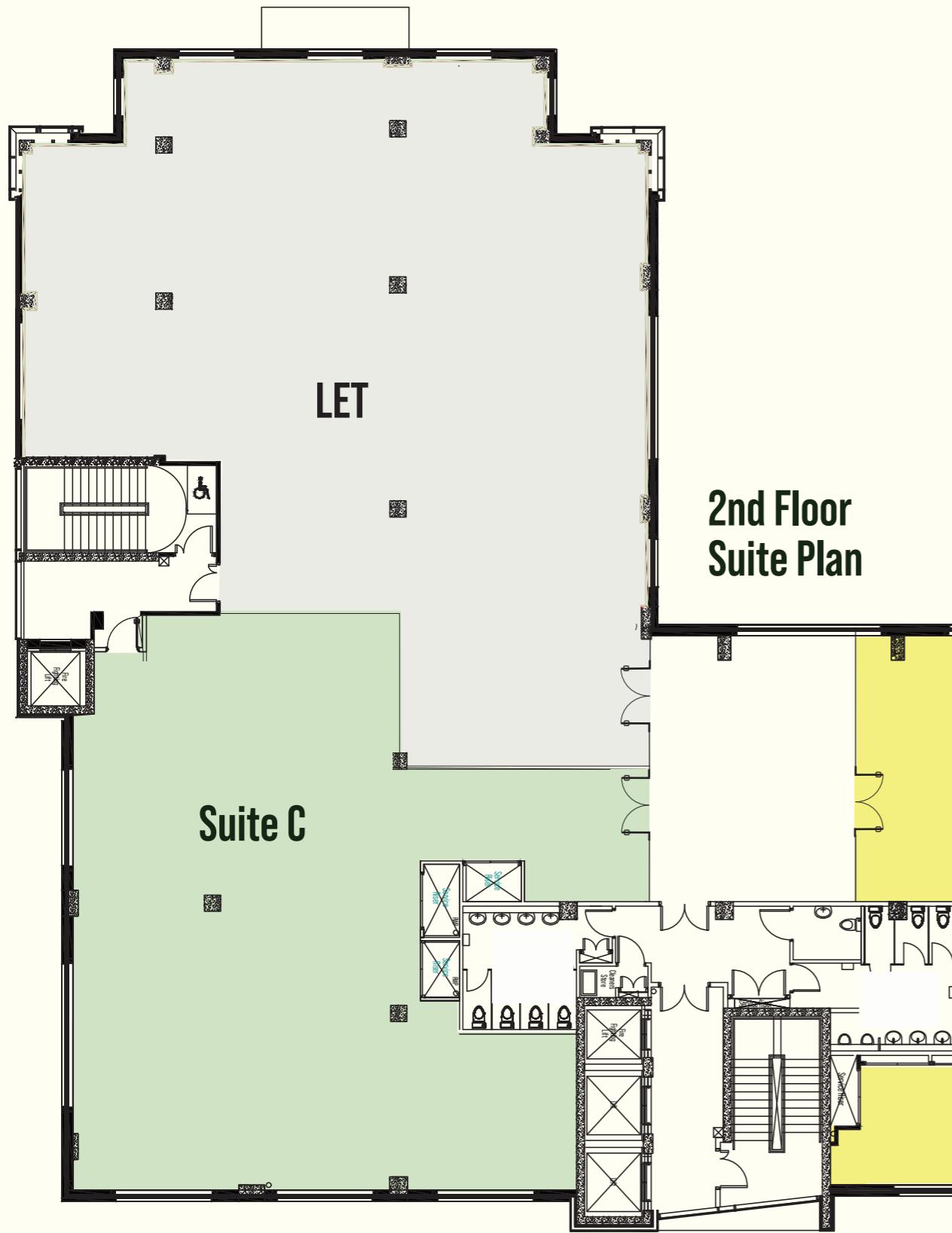
Floor	Suite	SQ FT	SQ M
4th		11,642	1081
2nd	A	LET	
2nd	B	5,347	496
2nd	C	2,419	224

The building benefits from flexible floor plates with impressive window configuration, giving superb natural light and panoramic views. The modern offices are refurbished to Cat A specification with new carpets, LED lighting and have raised access floors to accommodate creative office fit outs.

Fully fitted offices can be designed to suit businesses individual needs and is a great way to reduce upfront capital expenditure and ease the stress of managing a fit out project. Fully fitted options are offered subject to commercial terms, please request more information from the agents.



FLEXIBLE FLOORPLANS



REST & CONVERSATION



A workplace lounge area is an essential feature for promoting both employee wellness and collaboration. Research has shown that designated spaces for relaxation and informal interactions can significantly reduce stress and improve mental well-being, leading to increased productivity. A study published in Psychology Today highlights how such spaces allow employees to disconnect briefly from their work, recharging their focus and creativity.

ALASTINGIMPRESSION



4th Floor

2nd Floor

FURTHER INFORMATION

TERMS: The accommodation is available to let on new leases for terms to be agreed.

SERVICE CHARGE: A service charge will be levied in respect to the common parts and exterior of the building.

RENT: Terms on application.

RATES: Interested parties to make own enquiries with local authority.

VAT: VAT will be chargeable on the terms quoted.

LEGAL COSTS: Each party is to be responsible for their own legal fees.



CONTACT:



Steven Williams
023 8202 2170
07761 082 986
steven.wiliams@realest.uk.com



Nik Cox
023 8082 0900
07870 557 410
ncox@vailwilliams.com



Lauren Udall
023 8202 3999
07799 623239
lauren.udall@realest.uk.com

www.2charlotteplace.com

Realest and Vail Williams, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Realest and Vail Williams have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.