



# 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 **T**O 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.

Neighbouring firms enjoying this central location include:

utmost  
GROUP

Marsh  
Commercial

HUGH JAMES

CLYDE & CO

BPP

AECOM

ERM

MediaKind



## In Walking Distance:

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

## 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

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# FLEXIBLE FLOOR PLANS

## 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 FLOOR PLANS



# 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.



# ALASTING IMPRESSION



## 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.



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