

**FIRST FITWEL OFFICE IN HAMPSHIRE**

**TO LET**



**ONE DORSET  
STREET**

**ONEDORSETSTREET.CO.UK**





# Feel better, work better.

With a total floor area of 24,564 sq ft (2,282 sq m), this striking stand-alone office is in one of the most prominent parts of Southampton's main business district. It has been fully refurbished to a high standard to meet the requirements of the modern office occupier.

Ideally positioned within walking distance to many amenities including local parks and gyms, One Dorset Street is the first Fitwel-certified project in Hampshire and the South Coast. Employee wellness is an increasingly high priority for all modern businesses and this certification not only puts employees' health and wellbeing at the heart of the working environment, but also provides businesses with formal recognition of these benefits.









## Specification

- New reception
- Business lounge and visitor meet and greet
- Network and mobile coverage, Ewave 4 stars
- Refurbished four-pipe fan coil air conditioning
- Fully accessible raised floor with a minimum 150mm clear void
- Mineral fibre tile suspended ceilings
- Open plan flexible floorplate, easily divisible to accommodate up to 4 splits per floor
- Two 10-person passenger lifts
- Male, female and disabled WCs on each floor
- Dedicated male and female shower facilities with changing areas



## Sustainability

- Intelligent LG7 compliant LED lighting with energy efficient automatic controls
- 2 electric car charging points
- BREEAM rating of 'Good'
- EPC rating B
- 2 Star Fitwel accreditation
- Secure storage for 13 cycles
- Low flush WC's and water efficient taps and showers





# Flexible office

One Dorset Street offers flexible floor space from 1,386 sq ft to 16,894 sq ft.

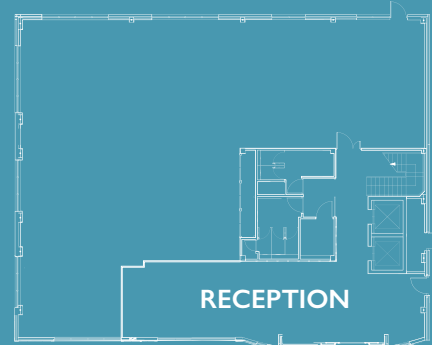
The new inspirational reception and business lounge area have been created on the ground floor which is managed by a receptionist.

One Dorset Street benefits from a barriered car park and secure enclosed cycle storage, complete with exclusive new showers and changing facilities. Security and wellbeing have been considered at the highest level.

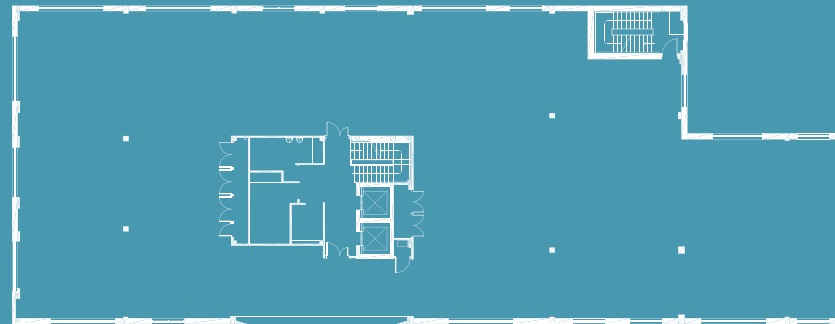
## Floor areas

Floor	Sq ft	Sq m
Ground	2,883	268
First	7,679	713
Third	4,346	403
Total	14,908	1,384

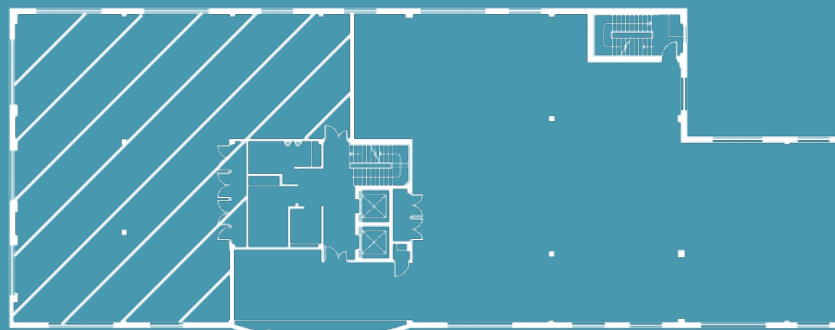
Ground Floor 2,883 sq ft (268 sq m)



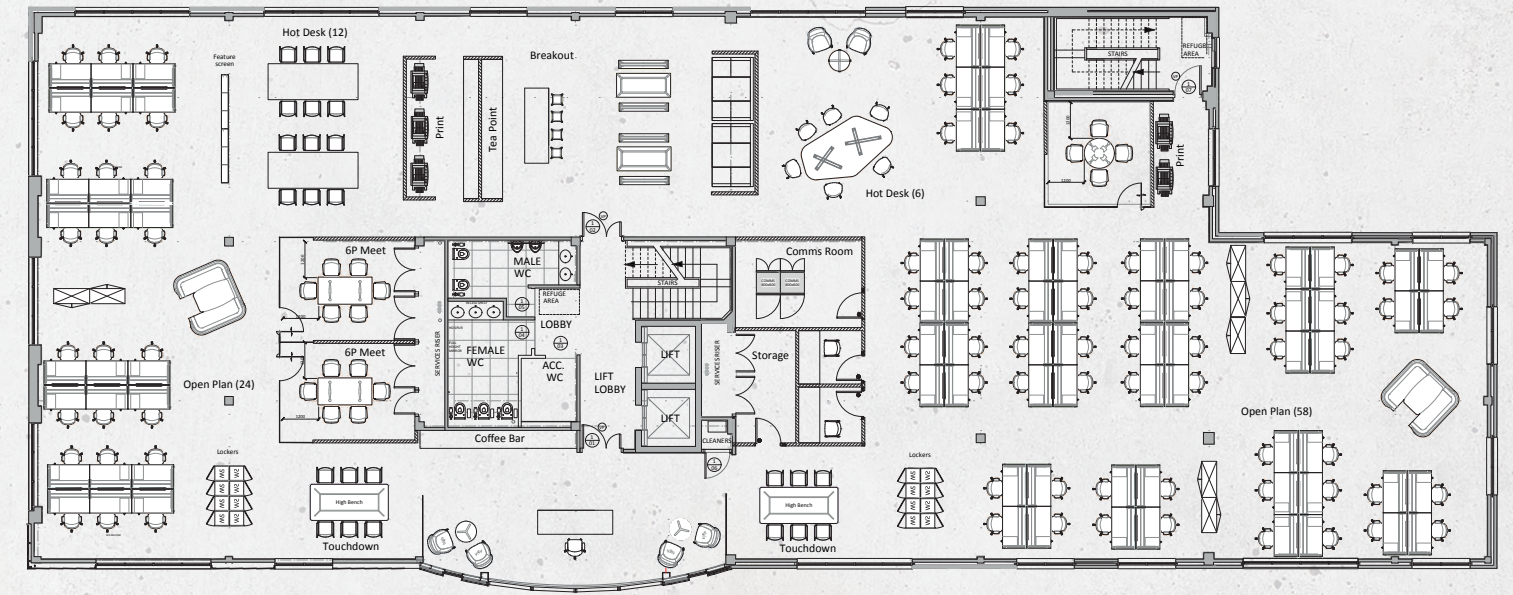
First Floor 7,679 sq ft (720 sq m)



Third Floor 4,346 sq ft (403 sq m)



Example space plan - open plan - approx 100 capacity



Meet & greet 1

Hot desks 18

Tea point 1

Open plan desks 82

Touchdown 12

Meeting room 3







13 secure cycle parking spaces & maintenance area



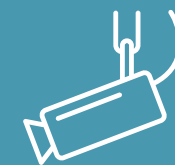
On site secure car parking



2 electric charging points



Dedicated shower and changing facilities



CCTV



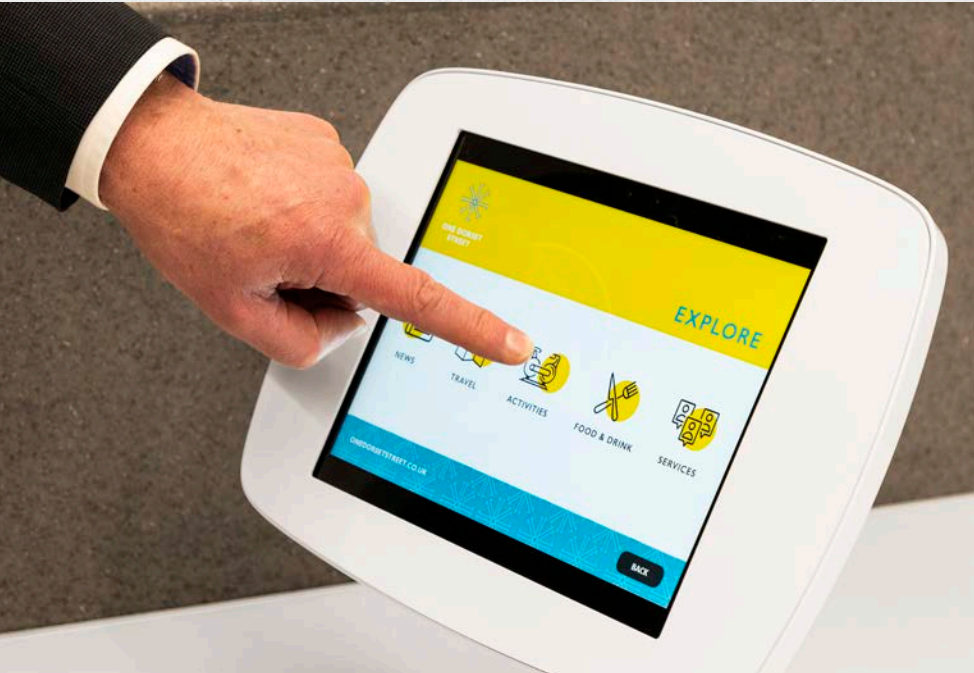
Communal break out facilities



# What is Fitwel?

Fitwel is a high impact building certification designed to support healthier workplace environments and improve occupant health and productivity.

ONE DORSET STREET  
FITWEL CERTIFICATION



One Dorset Street is the first Fitwel certified building in Hampshire.

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

One Dorset Street can help your employees live and work at their most optimal level with easy and convenient healthy choices available as part of their working day.





# What's in the area?

Thanks to its central location, One Dorset Street is within just a few minutes walk or cycle from the city's key amenities, transport links and residential areas. In the immediate vicinity are two attractive parks, several gyms and healthy eating options.

More leisure and retail options, as well as Southampton Central Station, are all within an easy 17 minutes walk – and of course it's even quicker by bike.

One Dorset Street is located on the western side of Dorset Street, which links to The Avenue (A33), the main arterial route north from the city connecting with the M3. To the south lies the Charlotte Place Roundabout, one of the main roundabouts on the inner ring road, which links through the city connecting with the M27 to both the east and west of the city.



							
East Park 0.2 miles	4	West Quay & City Centre 0.8 miles	4	Southampton Airport 3.2 miles	12	Southampton Airport	7
Watts Park 0.3 miles	6	Southampton Common 1.0 mile	6	Winchester 12.2 miles	24	Winchester	15
Mayflower Theatre 0.5 miles	10	Southampton Central Station 0.8 miles	9	Portsmouth 22.1 miles	30	Basingstoke	34
West Quay 0.7 miles	15	Red Funnel Ferry Terminal 1.5 miles	10	Basingstoke 31.5 miles	40	Woking	53
Southampton Central Station 0.8 miles	17	Ocean Village 1.6 miles	10	Central London 79.1 miles	110	London Waterloo	77





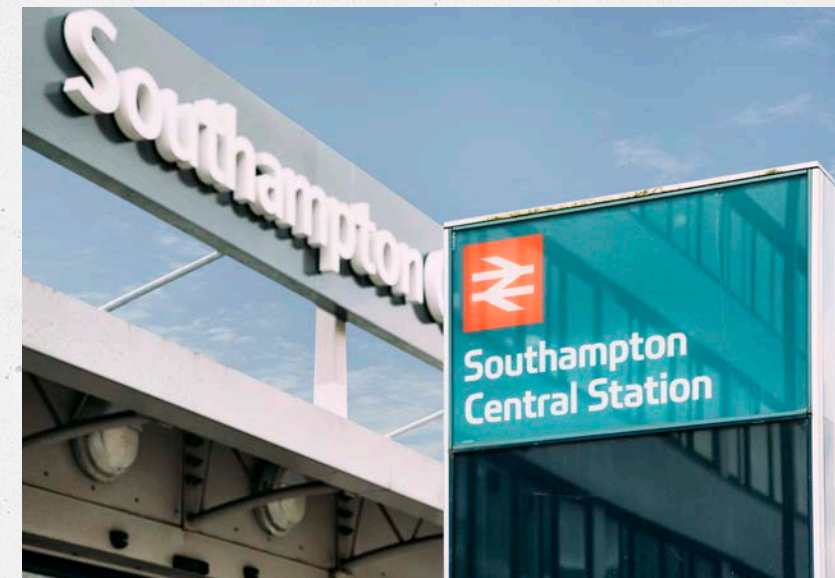
ONE DORSET STREET



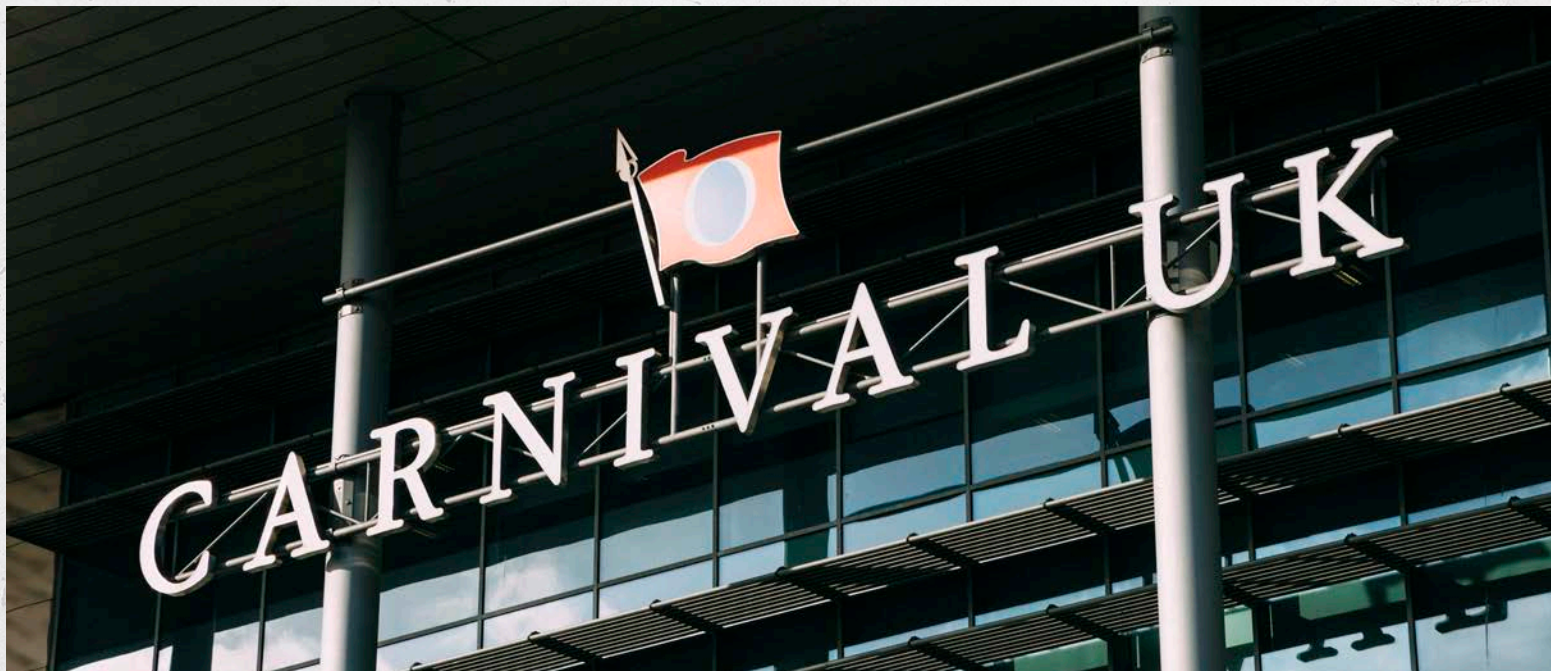




MARCO PIERRE WHITE  
STEAKHOUSE BAR & GRILL  
SOUTHAMPTON







# You're in good company

The Southampton region is home to some of the most famous household names in the UK, such as Cunard, P&O, Ordnance Survey, Garmin and B&Q and boasts an impressive skills offer to any business looking to relocate and/or expand their operations in the city.

And you will be in good company as the following all have a presence in the city centre:

- Carnival UK
- Quilter
- Capita
- PwC
- Smith & Williamson
- Paris Smith
- Womble Bond Dickinson
- BDO

The city has two high calibre institutions offering an immense array of expertise, support and resources for your business to benefit from.







## Terms

The premises are available on a new full repairing and insuring lease direct from the landlord.

## EPC

This property has been graded as a B.

## Rent

Available on request.

## Service charge

Upon application.

## Legal costs

Each party to bear their own legal fees.

## Rateable value

Upon application.

One Dorset Street  
Southampton  
SO15 2DP





**#FEELBETTERWORKBETTER**

Viewing strictly by appointment through the joint sole agents:

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Hampton**

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