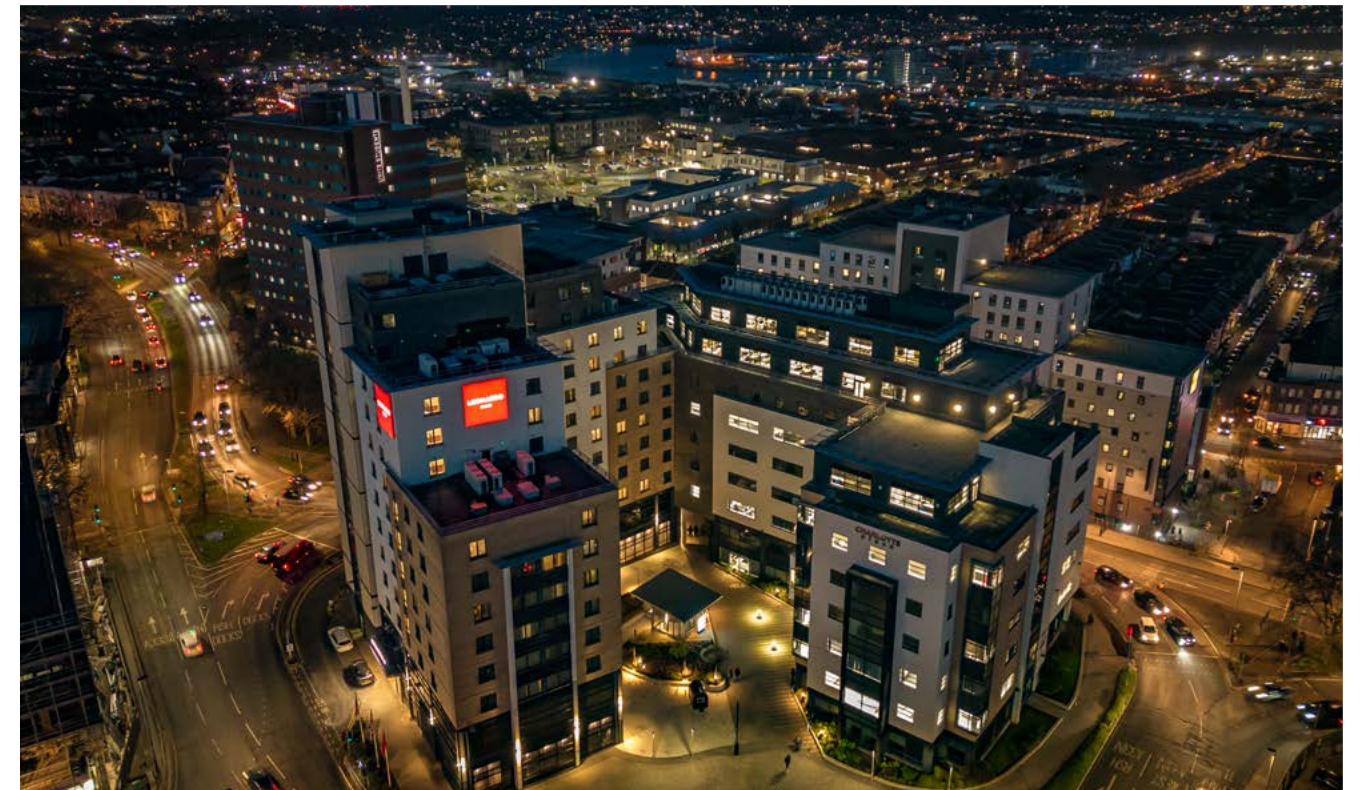


2  
CHARLOTTE  
PLACE

SOUTHAMPTON SO14 0TB

2CHARLOTTEPLACE.CO.UK

# SUSTAINABLE AND DYNAMIC



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 offices have undergone extensive refurbishment to offer sustainable and dynamic business space.



"Close to open green spaces, restaurants, cafés & gyms."



Views from 7th floor.



Modern & impressive reception and business lounge



New LED lighting and heating and cooling system



Secure bicycle shelter within secure car park



Shower facilities to promote sustainable travel and healthier living



Powered by 100% renewable sources



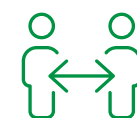
EV charging points



Bright open floor plates offering natural light



Business lounge offering breakout spaces to promote wellness



Building socials for occupiers



Friendly & engaging front of house team members

# MAKE AN ENTRANCE

The double height, reception area provides an impressive entrance, leading to a new first floor business lounge. The business lounge offers a range of flexible working spaces carefully designed for businesses and their clients, to create that ultimate first impression.




**"Promoting sustainable travel and healthier living with on site shower block & secure cycle storage."**



# ATTENTION TO **DETAIL**

2 Charlotte Place has been designed with the occupiers at its heart. 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.



 "Enjoy collaborative, modern spaces powered by 100% renewable sources."

## YOU ARE IN GOOD **COMPANY**

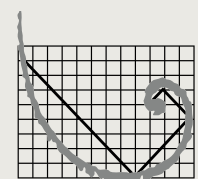
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 Marsh

 100% energy from renewable sources	 Panoramic views of the city	 EPC Rating of B	 Flexible floor plates
 New double height reception	 Onsite concierge	 Business lounge and meeting areas	 3 main passenger lifts
 Secure parking ratio of 1:850 Sq ft	 New shower block	 Secure bicycle store	 Electric charging points

# RETHINK YOUR WORKSPACE

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.



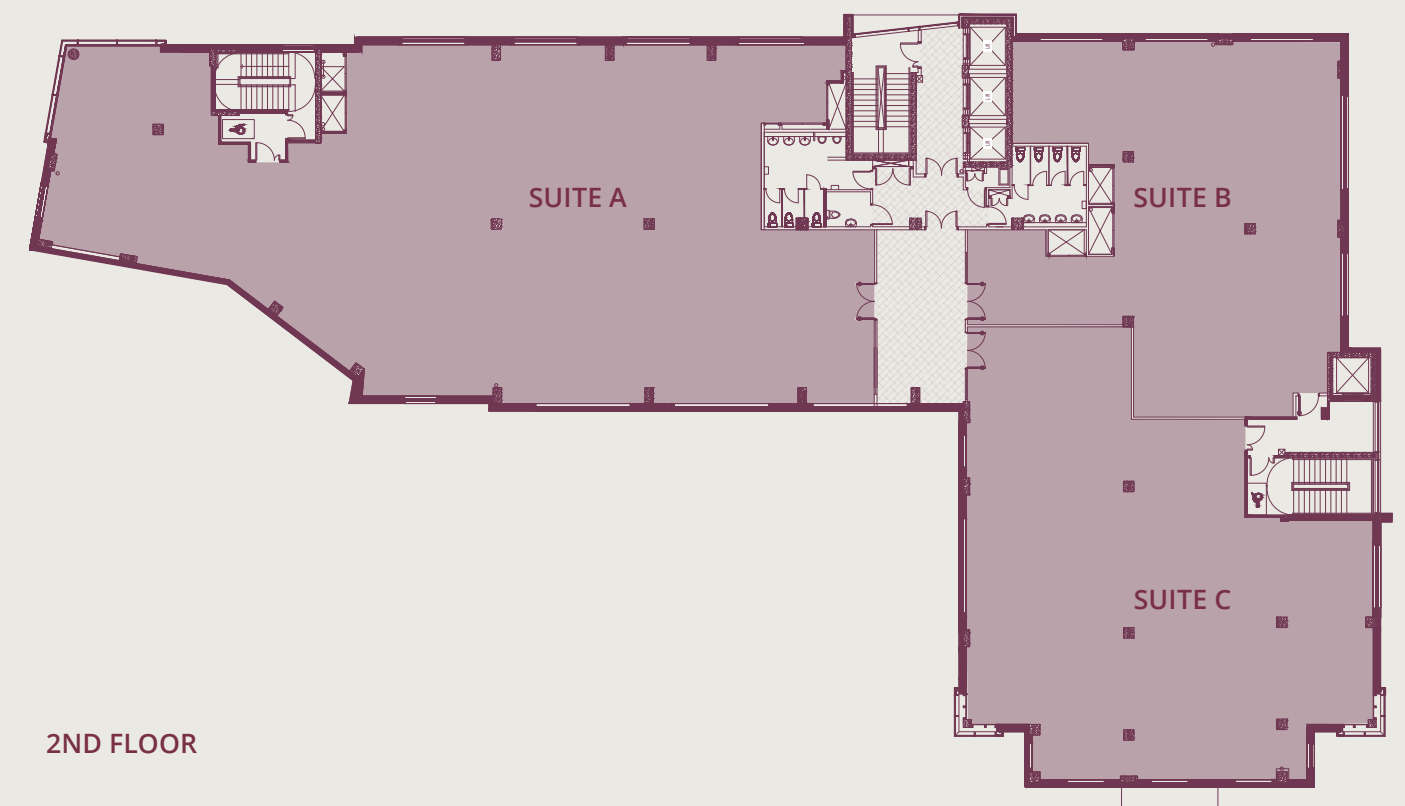
Indicative images

## OFFICE SPACE FROM 1,567 SQ FT

### Offices Available To Let

Floor	Sq ft	Sq m	Availability
1st Floor Suite A	1,567	145	Immediately
2nd Floor	11,734	1,090	Q3 2024
Suite A	5,460	507	
Suite B	2,800	260	
Suite C	3,370	313	

Measured on an NIA basis.



2ND FLOOR

# CHOOSE YOUR DIRECTION

2 Charlotte Place offers a great location for its occupiers close to: green open parks, gyms, hotels, coffee bars, restaurants, and the central station.

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 Jury's Inn hotel, which offers food and beverages, including Costa coffee.

## Retail & Culture:

- 01 West Quay Shopping Centre
- 02 Cultural Quarter
- 03 Mayflower Theatre

## Restaurants, Cafes & Bars:

- 04 London Road
- 05 Bedford Place
- 06 Leonardo Hotel Southampton

## Sports & Fitness:

- 07 East Park
- 08 St Mary's Football Stadium
- 09 PureGym



## Travel Times / Distances

	Central Station	15 mins
	London Road	2 mins
	West Quay Shopping Centre	13 mins
	Central Station	4 mins
	Red Funnel Ferries	8 mins
	West Quay Shopping Centre	4 mins
	M27	12 mins
	Airport	13 mins
	Winchester	24 mins
	New Forest	18 mins
	London	84 mins
	Basingstoke	34 mins
	Winchester	17 mins
	Airport	7 mins



# MAKE YOUR MOVE

The accommodation is available to let on new leases for terms to be agreed. A service charge will be levied in respect to the common parts and exterior of the building.

Please direct enquiries to the joint agents, details below:



#### Steven Williams

D: 023 8202 2170  
M: 07761 082 986  
steven.williams@realest.uk.com

#### Nik Cox

D: 023 8082 0900  
M: 07870 557 410  
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#### Oliver Hockley

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