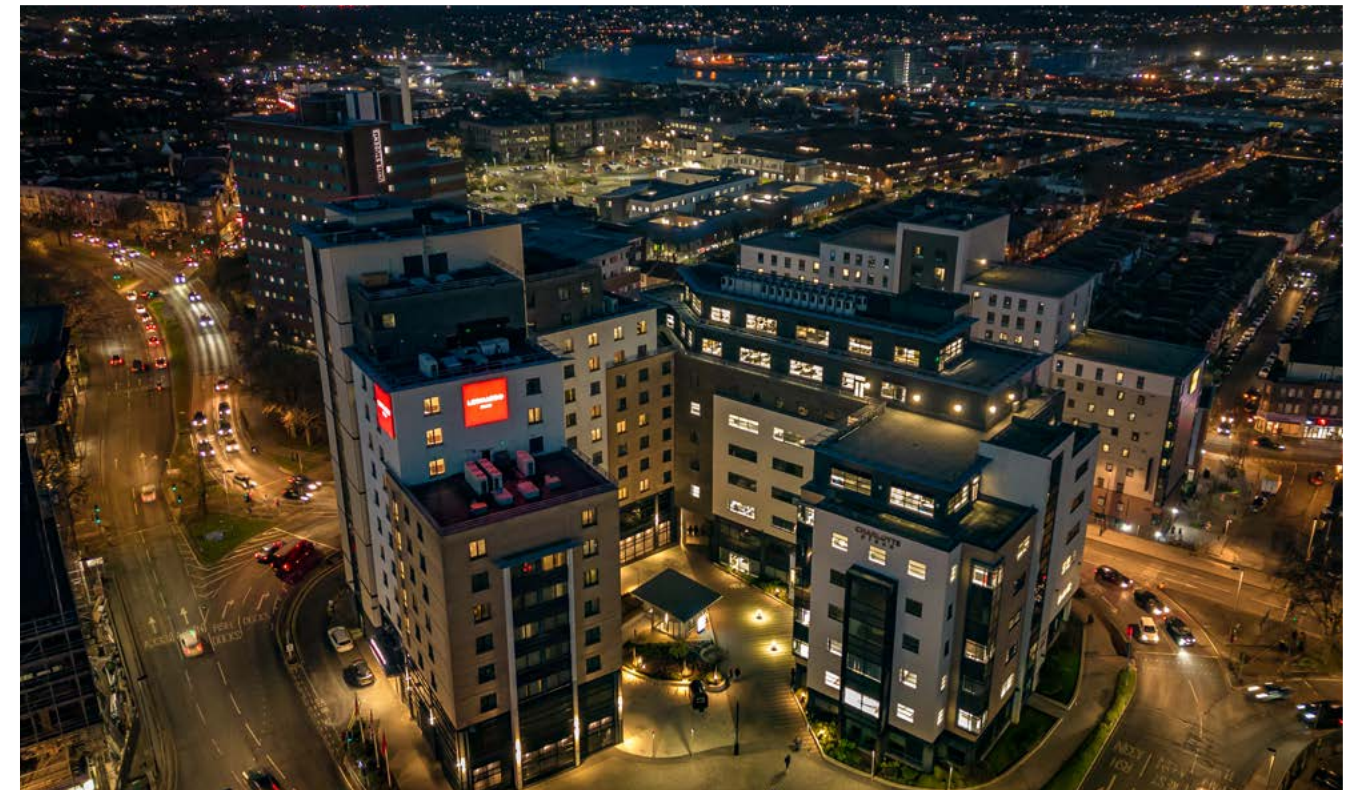


2
CHARLOTTE
PLACE

SOUTHAMPTON SO14 0TB

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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



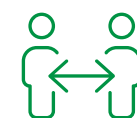
EV charging points



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**

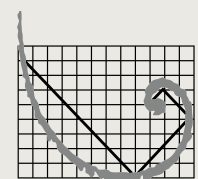
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 Marsh

-  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.



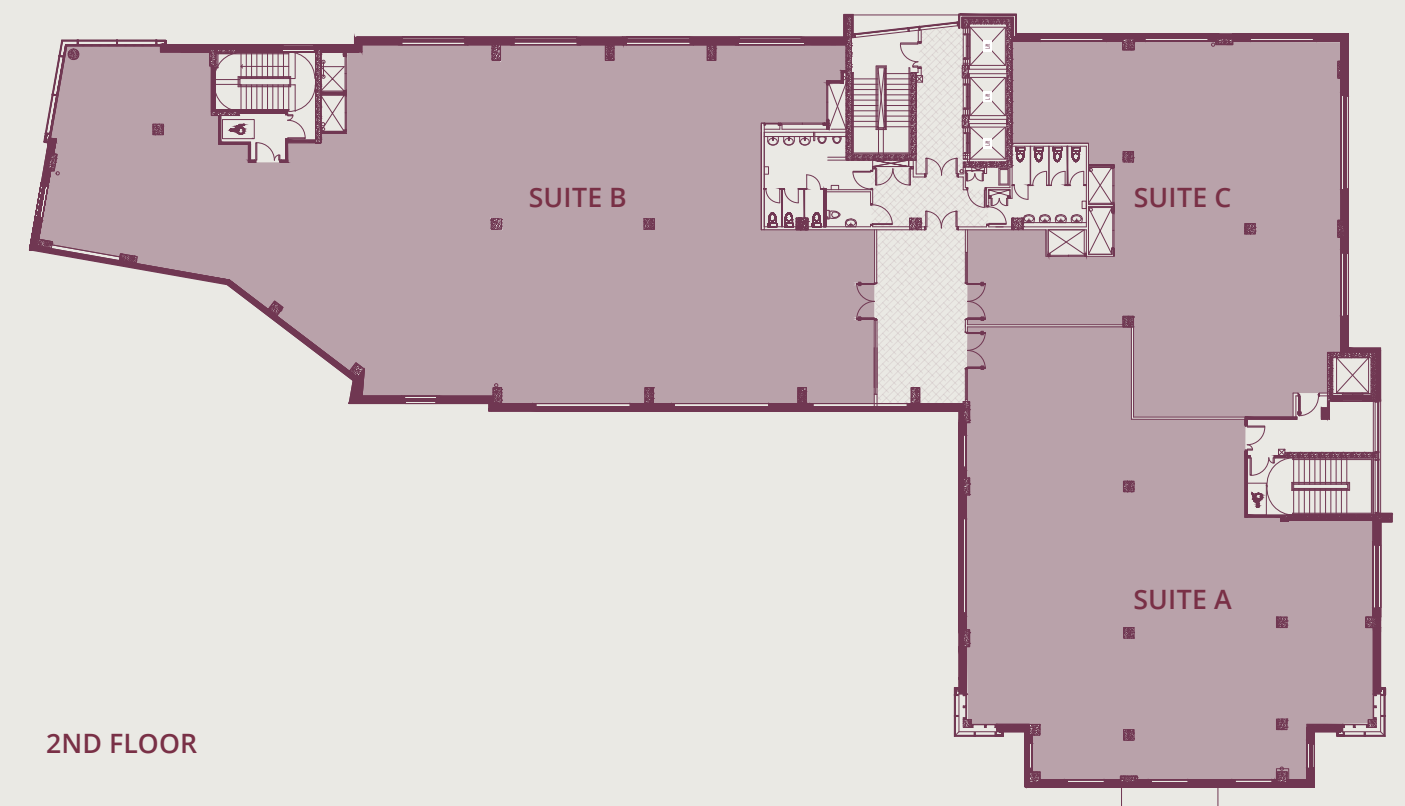
Indicative images

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 | 11,330 | 1,052 | Q3 2024 |
| Suite A | 3,370 | 313 | |
| Suite B | 5,460 | 507 | |
| Suite C | 2,500 | 232 | |

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:



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