

KINGS PARK ROAD  
SOUTHAMPTON, SO15 2AT

THE EXCLUSIVE TOP FLOOR OF:

CROWN  
HOUSE



PLUG & PLAY CITY CENTRE OFFICE SPACE

**3,670 SQ FT (341 SQ M)**

# HIGH QUALITY FULLY FITTED OFFICE SPACE IN SOUTHAMPTON'S PREMIER BUSINESS DISTRICT



**THE PENTHOUSE** is situated on the top floor of Crown House 1, a recently upgraded and enhanced office that is situated in the heart of Southampton's business district.

This spacious suite offers comprises **3,670 sq ft (341 sq m)** of high quality plug and play space, complete with glass partitioning defining a fully fitted kitchen and breakout area, a dedicated boardroom / conference room and bespoke meeting pods. Workstations are provided throughout the space.

One of the stand-out features is it's dedicated private shower and toilet facilities, affording added convenience for tenants.

The Penthouse enjoys an unrivalled location in Central Southampton, with the city parks in walking distance and the main retail and restaurant district a short 15 minute walk away. Southampton Central Station is less than a mile away.



A WARM AND  
PROFESSIONAL  
WELCOME





# FACILITIES TO KEEP EVERYONE HAPPY



Fitted kitchen &  
breakout area



Private shower &  
WC facilities



Fully furnished  
boardroom  
/conference room



Lift access from  
ground floor



Excellent  
connectivity



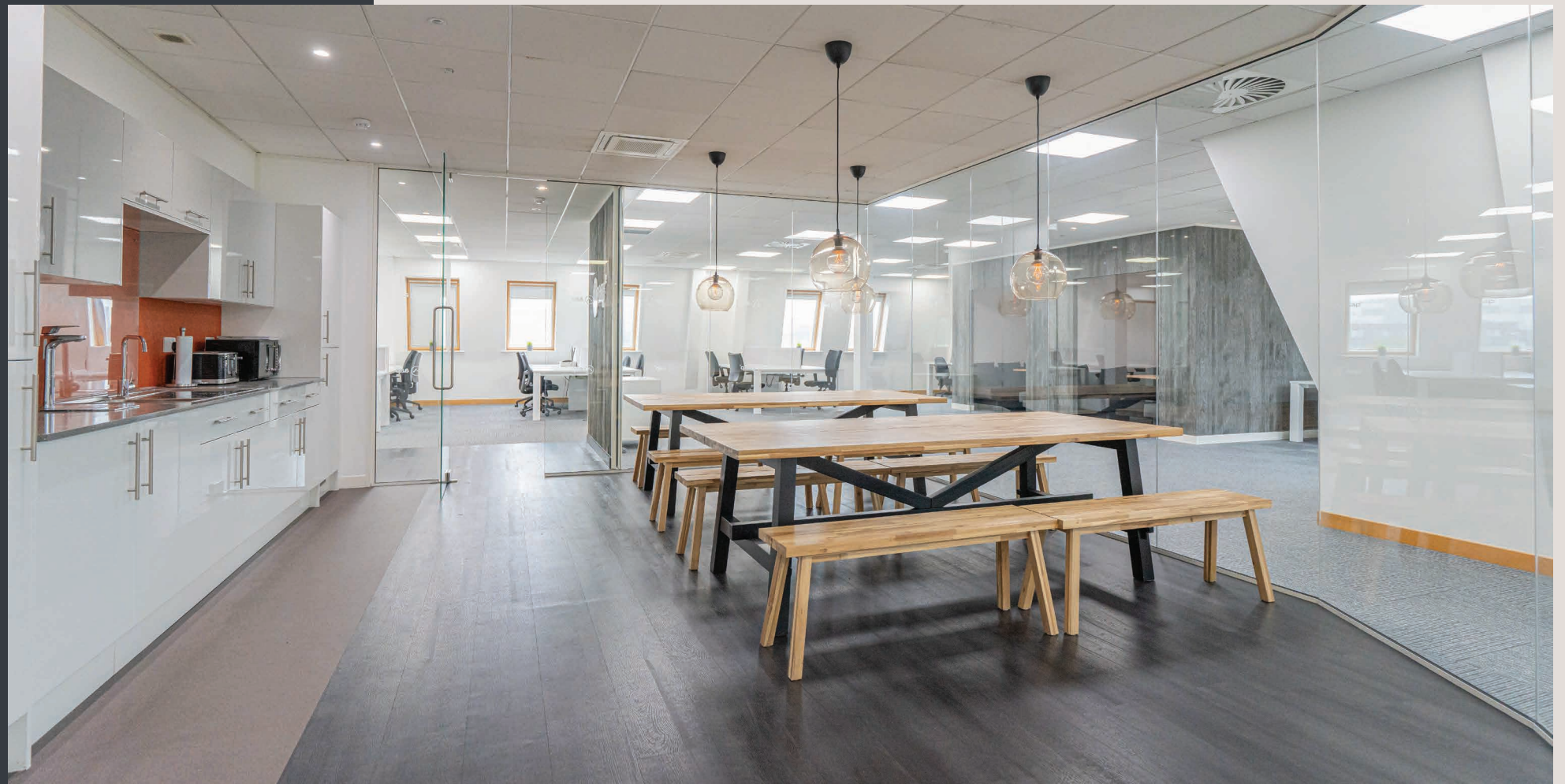
Modern heating &  
cooling system



4 Secure car  
parking spaces



Bespoke private  
meeting pods









# IT'S NOT ALL WORK



## TRANSPORT

- 1 Southampton Central Station
- 2 Red Funnel Terminal

## RETAIL

- 1 West Quay Shopping Mall
- 2 Ikea
- 3 West Quay Retail Park
- 4 High Street Shopping Area
- 5 Marlands & Asda Superstore

## CULTURAL

- 1 Seacity Museum
- 2 Central Parks
- 3 Southampton Football Club
- 4 Mayflower Theatre
- 5 Showcase Cinema
- 6 Southampton Art Gallery
- 7 The Quays Swim & Gym

## HOSPITALITY

- 1 Leonardo Royal Hotel
- 2 West Quay Food Hall
- 3 Bedford Place Cafés and Bars
- 4 Harbour Hotel
- 5 Oxford Street Bars and Restaurants
- 6 Premier Inn
- 7 Holiday Inn







# GETTING THERE



**Southampton Airport**  
20 mins by car



**National Express Coach Terminal**  
15 mins walk



**Southampton Central Train Station**  
10 mins walk

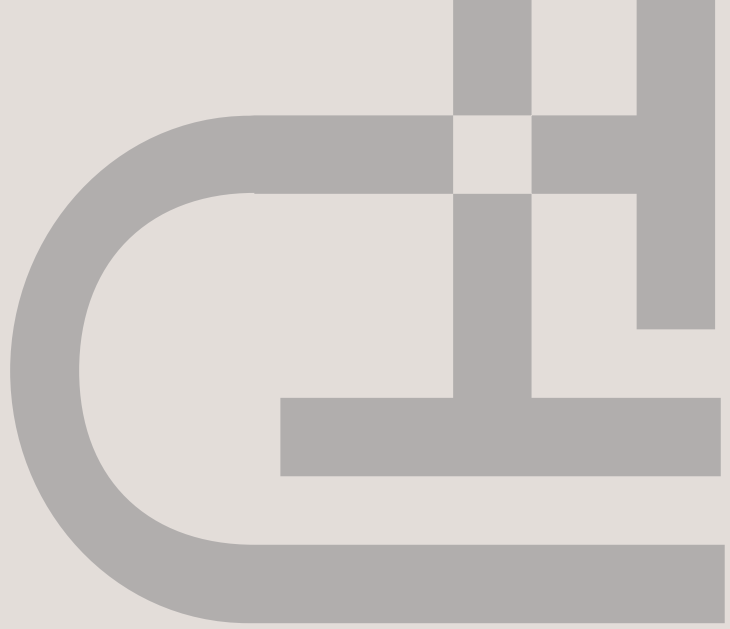


**M27 Junction 3**  
12 mins by car



**Red Funnel Ferry Terminal**  
15 mins walk





# BLENDING BUSINESS AND PLEASURE



The Olive Tree, Ocean Village



Showcase Cinema, West Quay

Southampton mixes maritime heritage, modern attractions, and a vibrant cultural scene. If you need some retail therapy, head to West Quay, home to almost a hundred shops.

Southampton's exciting night-life is renowned in the region with its historic pubs, funky bars and music venues and theatre attracting Broadway shows.

Southampton also boasts a number of well maintained parks with mature trees, play areas and rose gardens.



Bill's Southampton, West Quay





**TERMS:** Available on a new lease from the landlords.

**RENT:** £27.50 per sq ft.

**EPC:** Energy Performance Certificate B

**RATES:** The rateable value is £67,000. Occupiers are advised to confirm this on [www.voa.gov.uk](http://www.voa.gov.uk)

**SERVICE CHARGE:** A service charge is payable. Full details on request.

## CONTACT:

# CBRE

**Emma Lockey**  
Emma.Lockey@cbre.com  
07825 357481

**Joss Gray**  
Joss.Gray1@cbre.com  
07392 285000

# realest

**Steve Williams**  
Steve.Williams@realest.uk.com  
07761 082986