



WATERSIDE HOUSE

THE QUAY FOR CREATIVITY & CONNECTION



Location

Waterside House is a rare find, combining city-centre office space with sea views and excellent connections.

Town Quay has easy access to the M27, M3 and A33, it's just a mile from Southampton Central Station (London Waterloo takes 1hr20), and Southampton International Airport is only a 15-minute drive. Shuttle buses also run between Town Quay and the station, via West Quay shopping centre, and the passenger terminal for the Isle of Wight ferry also runs from Town Quay.

Many of the city's hotels are within a 10-minute walk, including the 5-Star Southampton Harbour Hotel & Spa. There are also coffee shops, restaurants and convenience stores just a short stroll away.

Nearby office occupiers include P&O Carnival, PwC and Navico.



**TOWN QUAY HAS A
PRIME LOCATION ON THE
WATERFRONT AND IS A
SHORT WALK FROM THE
LIVELY CITY CENTRE**

TOWNQUAY.COM

Description & Specification

Waterside House provides open-plan working with fabulous views across Southampton Water. The waterfront terrace is perfect as a breakout space for colleagues or for entertaining clients.

The suite has its own dedicated entrance, with toilet facilities within the common parts. The space can be taken as a whole, or divided into two suites.

The office will be fully-refurbished, with a new electric air-conditioning system, a new suspended ceiling, LED lighting and new carpets. The reception will also be fully-refurbished.

The space has 57 parking spaces, and there are also shower and changing facilities available at Town Quay.

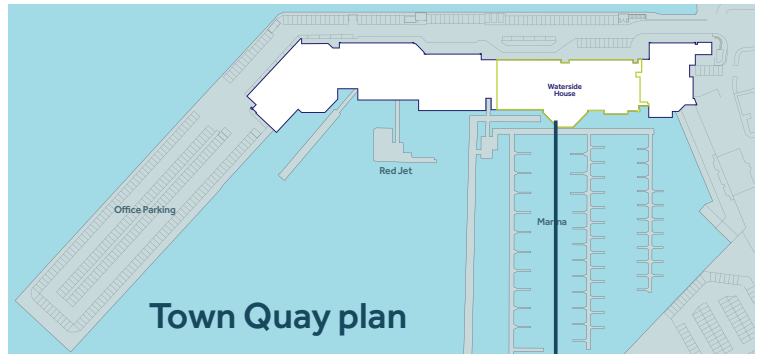
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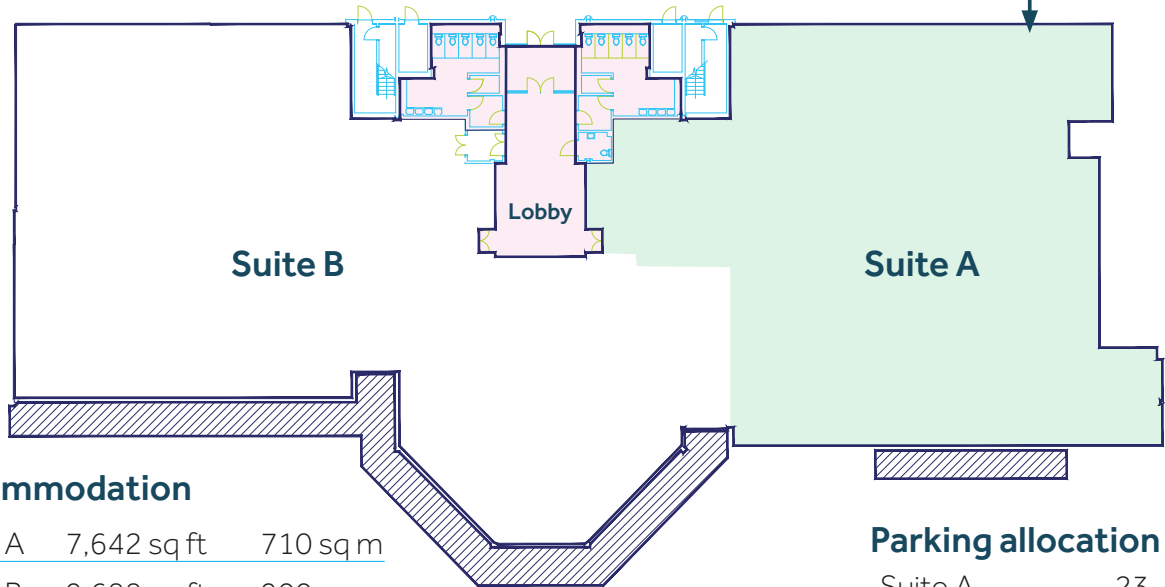
**THE QUAY FOR
INSPIRATION**



WATERSIDE HOUSE



Town Quay plan



Accommodation

Suite A	7,642 sq ft	710 sq m
Suite B	9,688 sq ft	900 sq m
Lobby	1,507 sq ft	140 sq m
Total	18,837 sq ft	1,750 sq m

Parking allocation

Suite A	23
Suite B	34
Total	57

Floor areas will be remeasured on completion of the works in line with IPMS3.

* An additional 9,798 sq ft (910 sq m) of space will be available in adjoining premises from May 2025

Terms

Available on a new full repairing and insuring lease from the landlord

Rent

On application

Service charge

2024 Budget £117,500

Rates

The suite will need to be reassessed on completion of the works

EPC

To be assessed on completion of the works. Minimum B

Contact us

For further Information or to arrange a viewing please contact:

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