

ONLY 2 OFFICES
REMAINING!

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.



New LED lighting
in reception and
business lounge



New LED lighting
in the external
courtyard area



Secure bicycle shelter
within secure
car park



Shower facilities to
promote sustainable travel
and healthier living



Powered by
100% renewable
sources



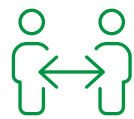
EV charging
points



Bright open
floor plates offering
natural light



Business lounge
offering breakout spaces
to promote wellness



Building socials
for occupiers



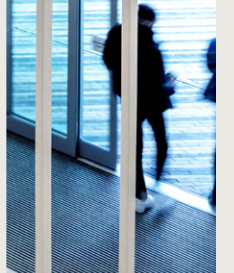
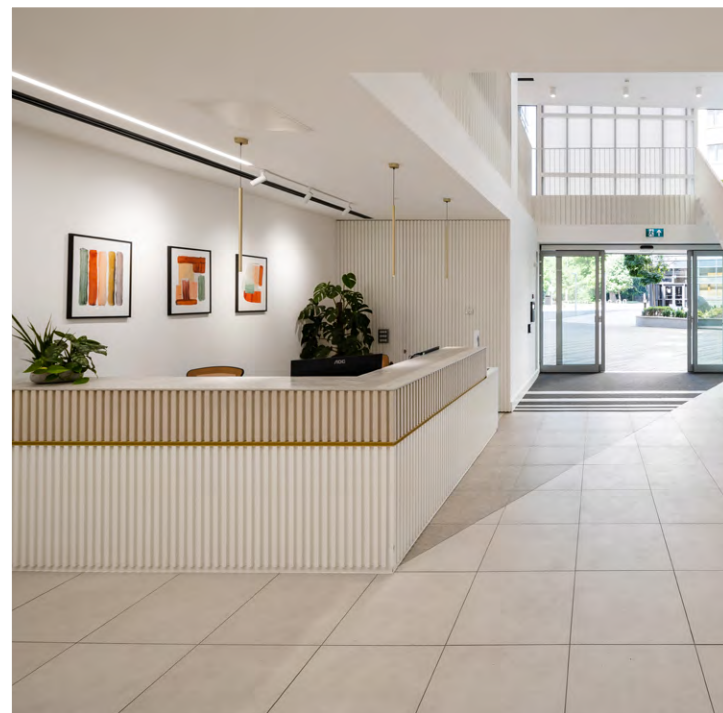
Friendly & engaging
front of house team
members

MAKE AN ENTRANCE

The new, 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

AECOM **Turley** HUGH | JAMES

BLM **CLYDE&CO** **MediaKind**


utmost **ATKINS** **MARSH**
GROUP

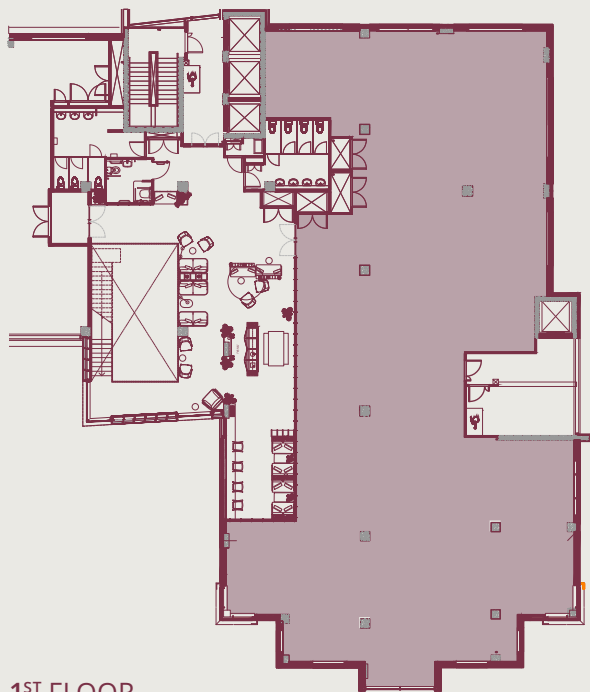
 100% energy from renewable sources	 Panoramic views of the city	 EPC Rating of C	 Flexible floor plates
 New double height reception	 Onsite concierge	 Business lounge and meeting areas	 3 main passenger lifts
 Secure parking ratio of 1:850 Sq ft	 New shower block	 Secure bicycle store	 Electric charging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

RETHINK YOUR WORKSPACE

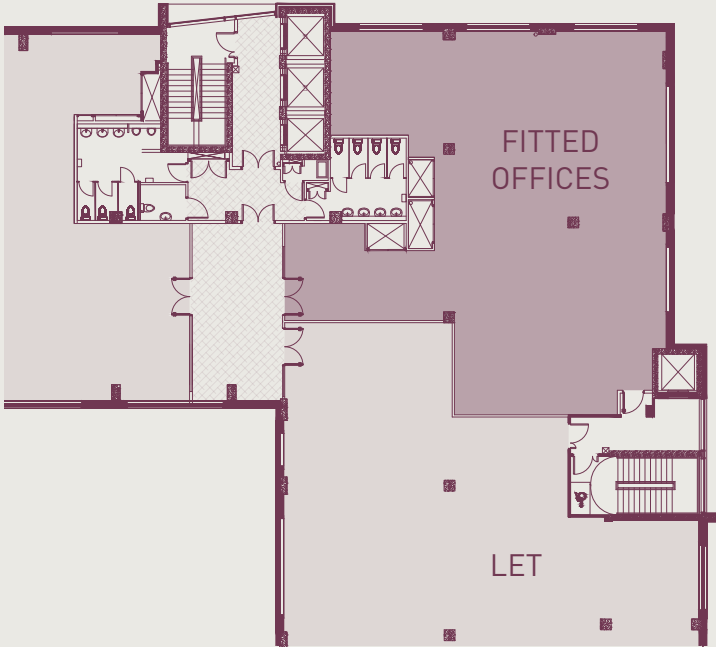
The building benefits from flexible floor plates, with impressive window configuration, offering superb natural light and panoramic views. The high quality business spaces up to 5,178 sq ft, to accommodate your immediate office requirement and also give your company space to grow.

The 2,500 sq ft suite on the 5th floor is fully fitted to Cat A+ specification and ready for immediate occupation, without the requirement for upfront costs or time to fit out.

 “Flexible floor plates, with natural light and panoramic views of the city”



1ST FLOOR



5TH FLOOR

OFFICE SPACE UP TO 5,178 SQ FT

Offices Available To Let

Floor	Sq ft	Sq m
1st Floor	5,178	481
5th Floor	2,500	232

All measurements are on a Net Internal Area basis and subject to final measurements.



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 Jury's Inn

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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