



T W E N T Y 3

BRUNSWICK PLACE  
SOUTHAMPTON | SO15 2AQ

ELEVATE YOUR BUSINESS TO A BETTER CLASS

**FINAL TWO FLOORS AVAILABLE TO LET**

12,729 - 26,153 SQ.FT

(1,183 - 2,430 SQ M)

[WWW.TWENTY3BRUNSWICK.CO.UK](http://WWW.TWENTY3BRUNSWICK.CO.UK)

# NOT JUST OFFICE SPACE - — BEST IN CLASS

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# SOUTHAMPTON

TWENTY3 IS IDEALLY SITUATED WITHIN WALKING DISTANCE OF A WIDE RANGE OF AMENITIES THAT INCLUDE SHOPS, BARS, RESTAURANTS, GALLERIES, GYMS, AS WELL AS ALL MAJOR TRANSPORT LINKS.

It is also directly opposite East Park, one of Southampton's most outstanding green spaces, and just a pleasant 13 minute walk away from Southampton Central Station.

By car, Twenty3 connects directly to the A33, the main arterial route north from the city, where it connects directly to the M3 at junction 4. Heading south through the city the inner ring road links to the M27 providing easy access to the South East and South West respectively.

## CONNECTIONS



## PERFECTLY PLACED WITHIN A RANGE OF GREAT AMENITIES

Green Transport Infrastructure: The city has a strong focus on green transport solutions, with extensive cycle networks, electric vehicle (EV) charging stations, and excellent public transportation links. Southampton Central Station is a major hub connecting the city to the wider UK, making commuting more sustainable.

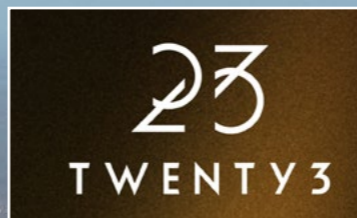




SOUTHAMPTON CENTRAL

MAYFLOWER THEATRE

GROSVENOR CAR PARK



PARIS SMITH SOLICITORS

LEONARDO HOTEL

CIVIC CENTRE & ART GALLERY



### RETAIL

- 1 IKEA
- 2 WEST QUAY
- 3 MARLANDS
- 4 BOOTS
- 5 PRIMARK
- 6 TK MAXX

### RESTAURANTS AND EATERIES

- 1 SUBWAY
- 2 ROOSTERS PIRI PIRI
- 3 NEST COFFEE HOUSE
- 4 NANDOS
- 5 O'NEILS
- 6 TACO BELL
- 7 KFC
- 8 METTRIKS
- 9 TURTLE BAY

### LEISURE

- 10 7 BONE
- 11 MUSE COFFEE
- 12 BLUE ISLAND
- 1 SEACITY MUSEUM
- 2 SOUTHAMPTON ART GALLERY
- 3 02 GUILDHALL

# OPEN PLAN OFFICE CAPABLE OF A BESPOKE FIT-OUT TO SUIT YOUR BUSINESS



# DESCRIPTION

**TWENTY3 BRUNSWICK PLACE HAS BEEN COMPREHENSIVELY RECONFIGURED AND FULLY REFURBISHED, DELIVERING SOUTHAMPTON'S MOST FORWARD-THINKING OFFICE ENVIRONMENT. THE BUILDING OFFERS THE HIGHEST QUALITY, SUSTAINABLE WORKSPACE, DESIGNED AND DELIVERED TO BREEM EXCELLENT — THE ONLY OFFICE BUILDING OF ITS KIND CURRENTLY AVAILABLE IN SOUTHAMPTON.**

With just two floors remaining available, this is a rare opportunity to secure space within a landmark, future-ready office building.

The completed, state-of-the-art specification delivers substantial benefits for occupiers. Highly efficient building systems significantly reduce running costs while creating a healthy, inspiring and productive working environment. Sustainability is embedded throughout, supporting occupiers in meeting their corporate and social responsibility objectives.

An impressive new ground floor reception extension provides a striking sense of arrival, featuring full-height glazing and metal-clad panels, power-assisted metal-framed glazed doors, and a stylish Silestone reception desk. Beyond reception, a vibrant and welcoming business lounge, exclusively for tenants, includes an eye-catching, sustainable 'living' wall, informal meeting booths, a coffee station and a laptop bar—delivering an informal yet highly professional setting.

Additional amenities include a secure cycle storage, and high-quality shower facilities, supporting wellbeing and sustainable commuting.

Internally, all offices and common areas have been finished to the highest standard, incorporating new, highly efficient M&E systems and contemporary finishes throughout.





# BREEAM<sup>®</sup>

## EXCELLENT

### WHERE PERFORMANCE MEETS RESPONSIBILITY

This building has achieved BREEAM Excellent — a mark of superior environmental performance and workplace quality. For occupiers, that means more than a sustainability badge. It means a smarter, healthier, future-ready place to do business.

### WHY OCCUPY SPACE HERE?

#### **Lower Operating Costs**

Highly efficient energy, lighting and water systems reduce consumption and help control service charges — delivering measurable savings over the life of your lease.

#### **Healthier, More Productive Workspace**

Exceptional indoor air quality, abundant natural light, thermal comfort and acoustic performance create an environment where people perform at their best. Fewer sick days. Higher productivity. Better retention.

#### **ESG & Net Zero Alignment**

Occupying a BREEAM Excellent building supports your sustainability strategy, carbon reduction targets and ESG reporting — helping meet investor, client and stakeholder expectations.

#### **Future-Proofed Against Regulation**

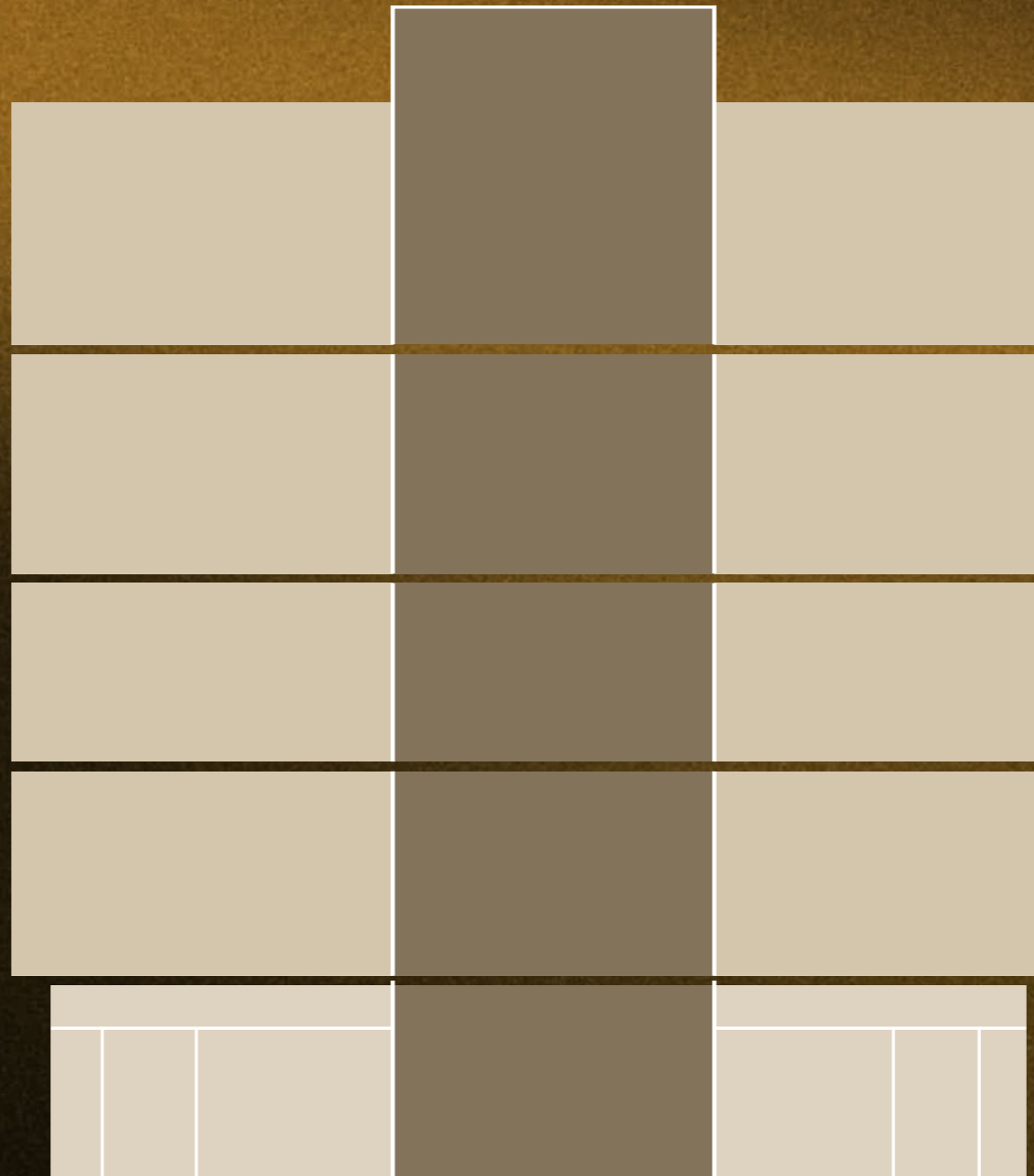
With tightening energy and carbon legislation, this building is designed to meet tomorrow's standards today — reducing risk and protecting your long-term occupancy strategy.






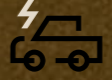

#### **Stronger Brand Positioning**

Clients, partners and employees increasingly expect environmental responsibility. This building demonstrates leadership and commitment the moment they walk through the door.

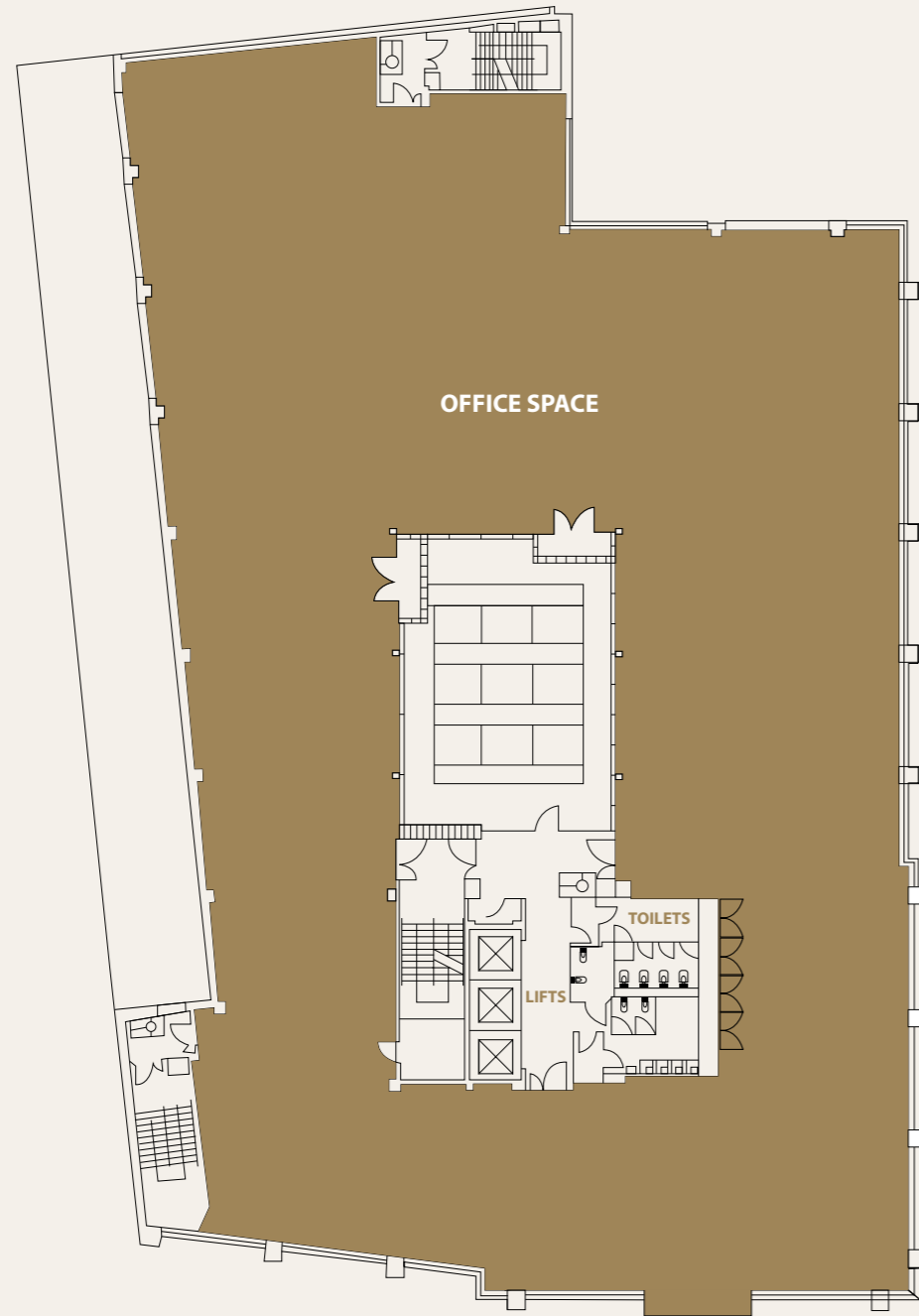
# ONLY TWO FLOORS REMAINING

FLOOR	SQ_FT	CAR SPACES
FOURTH FLOOR	<b>STARLING</b>	10
THIRD FLOOR	13,424	10
SECOND FLOOR	<b>ARUP</b>	10
FIRST FLOOR	12,729	9
GROUND FLOOR	<b>RAMBOLL</b>	10
<b>TOTAL</b>	<b>26,153 (2,430 SQ M)</b> Approximate floor area RICS IPMS3	



-  Ceiling Height: 2.7m on all floors
-  New Smart LED Lighting
-  62 Cycle Spaces
-  New Comfort Heating /Cooling System with Fresh Air
-  WC's on each floor
-  8 Electric Car Charging Points
-  6 Shower Cubicles in Locker room

# FLOOR PLANS



Floor plan not to scale, for information purposes only

	SQ. FT	SQ.M
FIRST FLOOR	12,729	1,182.55



Floor plan not to scale, for information purposes only

	SQ. FT	SQ.M
THIRD FLOOR	13,424	1,247.12

# A LEADING EXAMPLE OF SUSTAINABLE OFFICE SPACE

TWENTY3 BRUNSWICK PLACE SETS A NEW STANDARD FOR SUSTAINABLE OFFICE ENVIRONMENTS IN SOUTHAMPTON, COMBINING ADVANCED ENVIRONMENTAL, SOCIAL, AND GOVERNANCE (ESG) PRINCIPLES WITH PREMIUM DESIGN AND FUNCTIONALITY

## Sustainability at its Core:

- BREEAM Excellent rated refurbishment, one of the city's only offices to achieve this high standard.
- EPC A rating, offering enhanced energy efficiency and significantly lower carbon emissions.
- Reduced environmental impact with energy-efficient M&E systems, smart building technologies, and electric vehicle charging points for sustainable commuting.

## Designed for the Future:

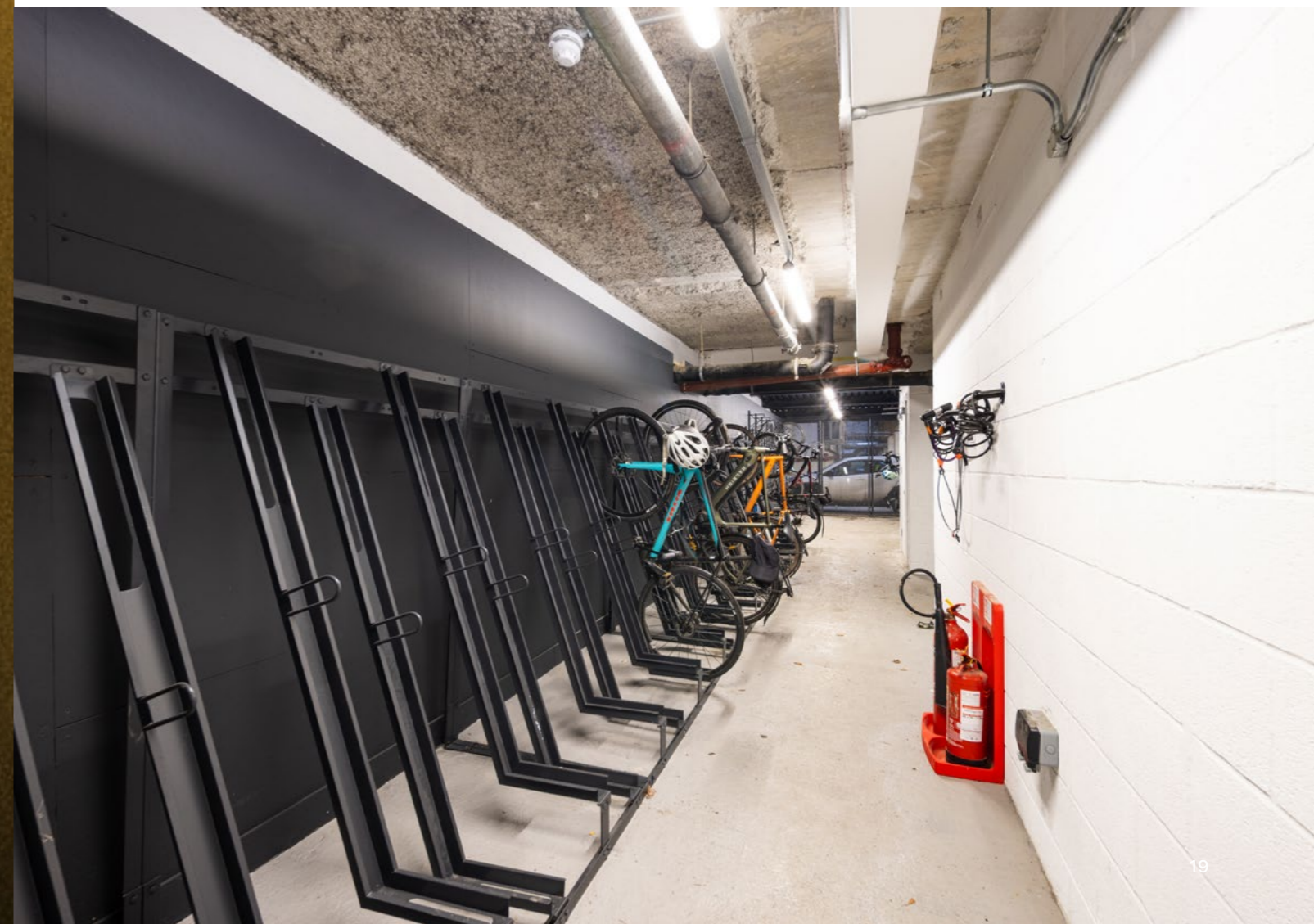
- Flexible, efficient floorplates to meet diverse tenant needs and promote workspace agility.
- High-performance thermal insulation and passive design features to lower operational energy consumption.
- End-of-trip facilities, including secure cycle storage and showers, promoting active travel and well-being.

## Employee Wellness and Connectivity:

- A light-filled, biophilic design with full-height glazing and a living wall, improving indoor air quality and occupant health.
- Collaborative spaces and business lounges to foster productivity and connection.
- Strategic location with excellent transport links to encourage sustainable commuting practices.

## Alignment with Corporate ESG Goals:

- **Sustainable Building Materials:** The building's refurbishment prioritises the use of environmentally friendly materials.
- **Social Impact:** Dedicated wellness spaces and a focus on occupant health contribute to improved employee satisfaction and retention.
- **Governance:** Transparent sustainability reporting and compliance with the highest industry standards ensure accountable management and continuous improvement.





## TERMS

A new FRI lease with 5 yearly upward only rent reviews are available

## RENT

On application

## SERVICE CHARGE

There is a Service Charge. Further details on application

## LEGAL COSTS

Both parties pay their own legal costs

## EPC

EPC A

Inspections are by appointment only and can be arranged by contacting the joint sole agents below

## RUSSELL MOGRIDGE

[rmogridge@vailwilliams.com](mailto:rmogridge@vailwilliams.com)

07815 737175

## ALICE MASTERMAN

[amasterman@vailwilliams.com](mailto:amasterman@vailwilliams.com)

07393 235709

## EMMA LOCKEY

[emma.lockey@cbre.com](mailto:emma.lockey@cbre.com)

07825 357481



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