

23
TWENTY3
BRUNSWICK PLACE

12,077 - 64,422 SQ.FT.
SOUTHAMPTON'S BEST NEW WORK SPACE
SO15 2AQ

www.23brunswick.co.uk



Twenty3 Brunswick Place is being comprehensively reconfigured and refurbished throughout. Once completed, it will offer the highest quality sustainable design to BREEAM Excellent, the only available office building of its kind in Southampton.

The state of the art specification has substantial benefits for occupiers, keeping running costs low whilst helping them meet their corporate and social responsibility.



New features will include a large, open and welcoming reception area, dynamic business lounge with break out spaces for the exclusive use of our tenants, a wellness and collaboration area and dedicated secure cycle storage and shower facilities.

On the fourth floor a brand new extension will create a unique high grade office space with a private roof terrace offering fantastic views over the park towards Southampton water.

Internally the offices and all common parts will be comprehensively refurbished to include new highly efficient M&E and contemporary finishes of the highest quality and cleverly redesigned to enable sub-division on a floor-by-floor basis.

The building is served by a single main stair and lift core, containing three lifts for ground to third floors and two lifts serving the basement and fourth floors.

A **private roof terrace** with fantastic views overlooking the park towards Southampton water.

The impressive new ground floor reception extension will consist of full height glazing and metal clad panels with power assisted metal framed glazed doors, leading through to a stylish Silestone reception desk.

An eyecatching, sustainable 'living' wall, informal meeting booths, coffee station and laptop bar will deliver an informal but well-appointed business lounge. This will be further enhanced on the first floor by a wonderful winter garden featuring raised planters containing artificial plants and externally with new planting will be introduced along with new building signage.



Informal meeting booths, coffee station and laptop bar will deliver an informal but well-appointed **business lounge.**

SPECIFICATIONS

The highest quality and specification of any office development in Southampton.

BREEAM: Targeting excellent

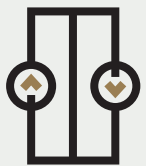
Achieving BREEAM excellent would put Twenty3 in the top 10% of buildings for sustainability performance and the only available BREEAM excellent building in the region.



Ceiling height
- minimum 2.7m on all floors



Raised floor 200mm, (approx.)
excluding part of fourth floor which
is 100mm (approx.)



3 lifts serving ground to third
floors and 2 lifts serving
basement and fourth floor



Washrooms with touch free
taps and soap dispensers



6 shower cubicles in locker
room plus a drying room



Comfort heating
/ cooling system



62 cycle spaces



A total of 49 car parking spaces



6 electric car charging points,
with option for more if required



Roof terrace on fourth floor



Coffee station located
on the ground floor



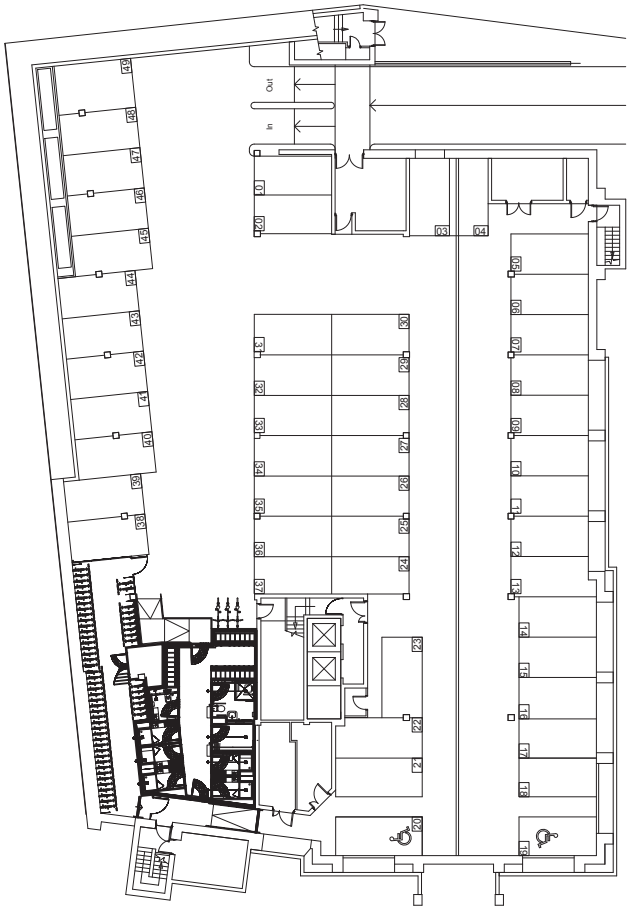
Business lounge to the right
of the reception desk

SCHEDULE OF AREAS

Twenty3 offers flexible floors from **12,077 - 64,422 sq.ft.**

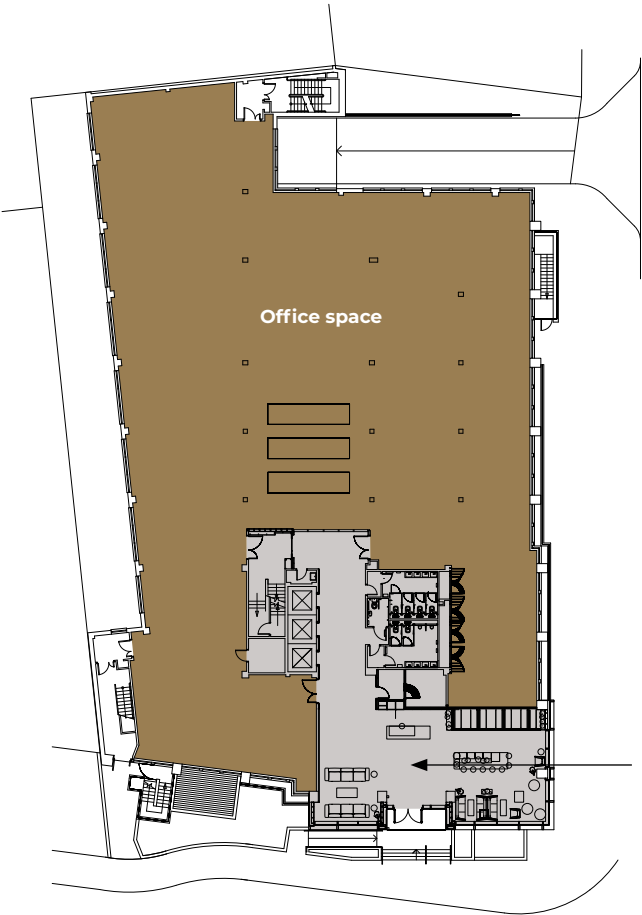
	SQ.FT.	SQ.M.
GROUND FLOOR	12,077	1,122
FIRST FLOOR	12,701	1,180
SECOND FLOOR	13,143	1,221
THIRD FLOOR	13,433	1,248
FOURTH FLOOR	13,067	1,241
TOTAL	64,422	5,985
BUSINESS LOUNGE	1,485	138
TERRACE	205	19

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



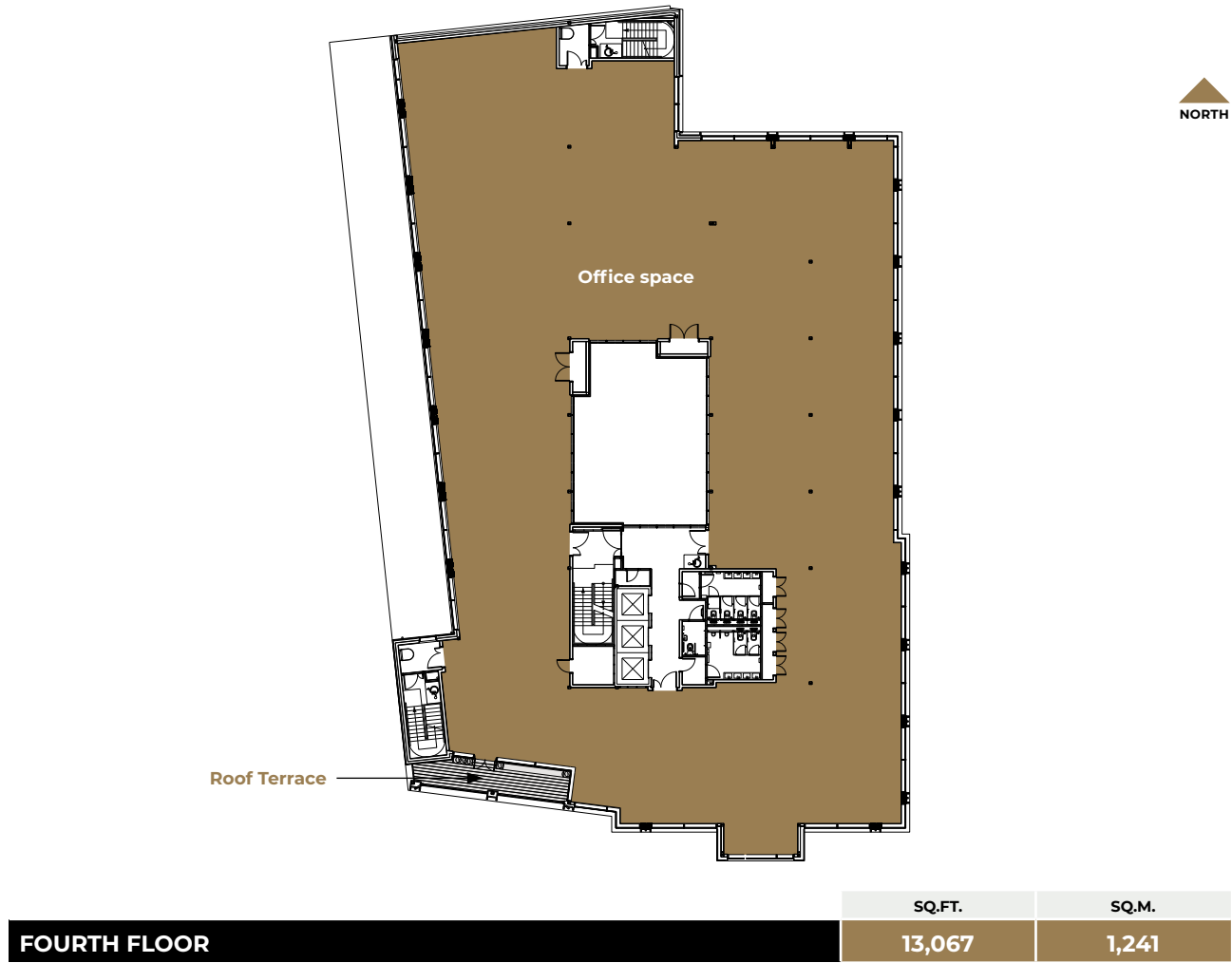
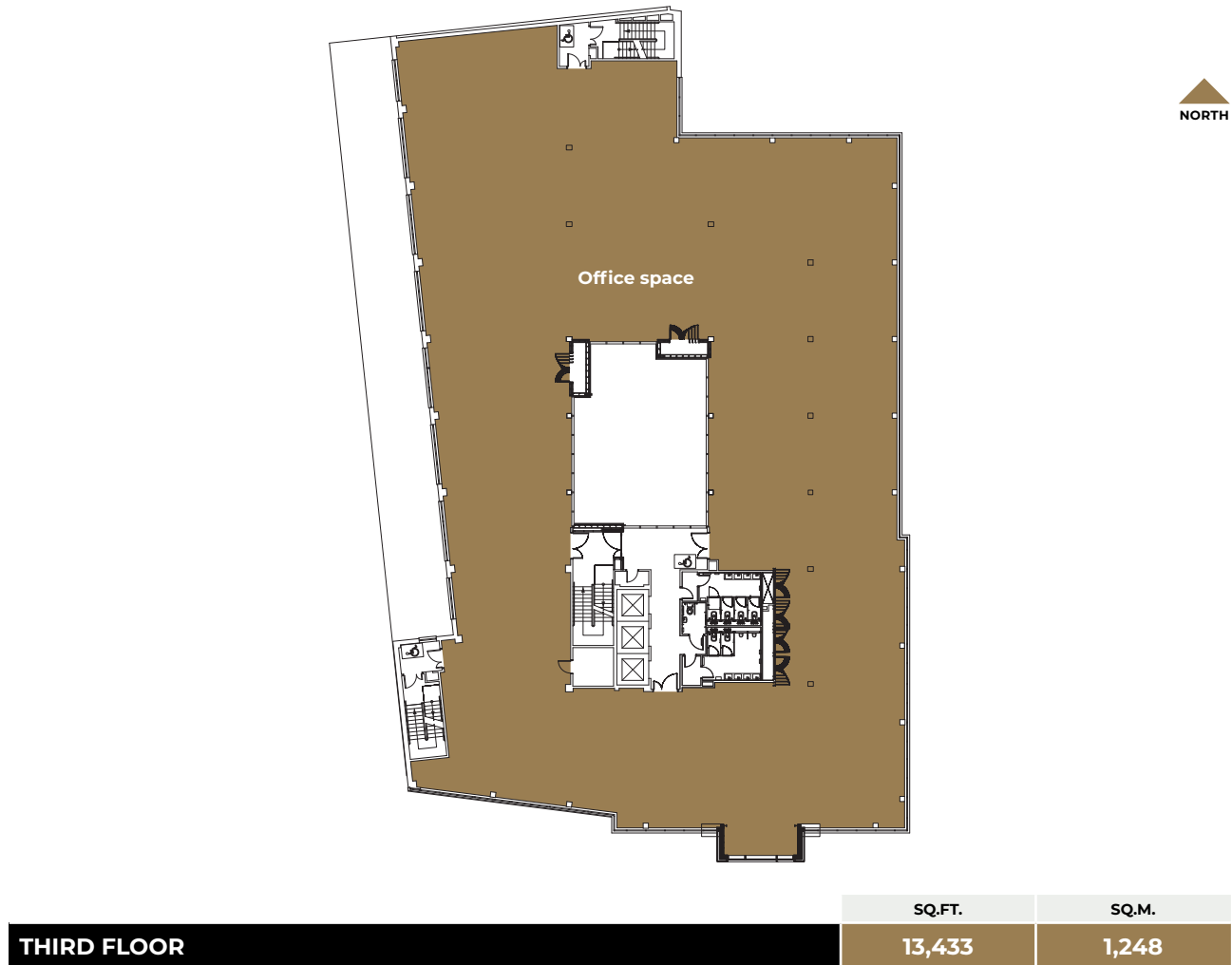
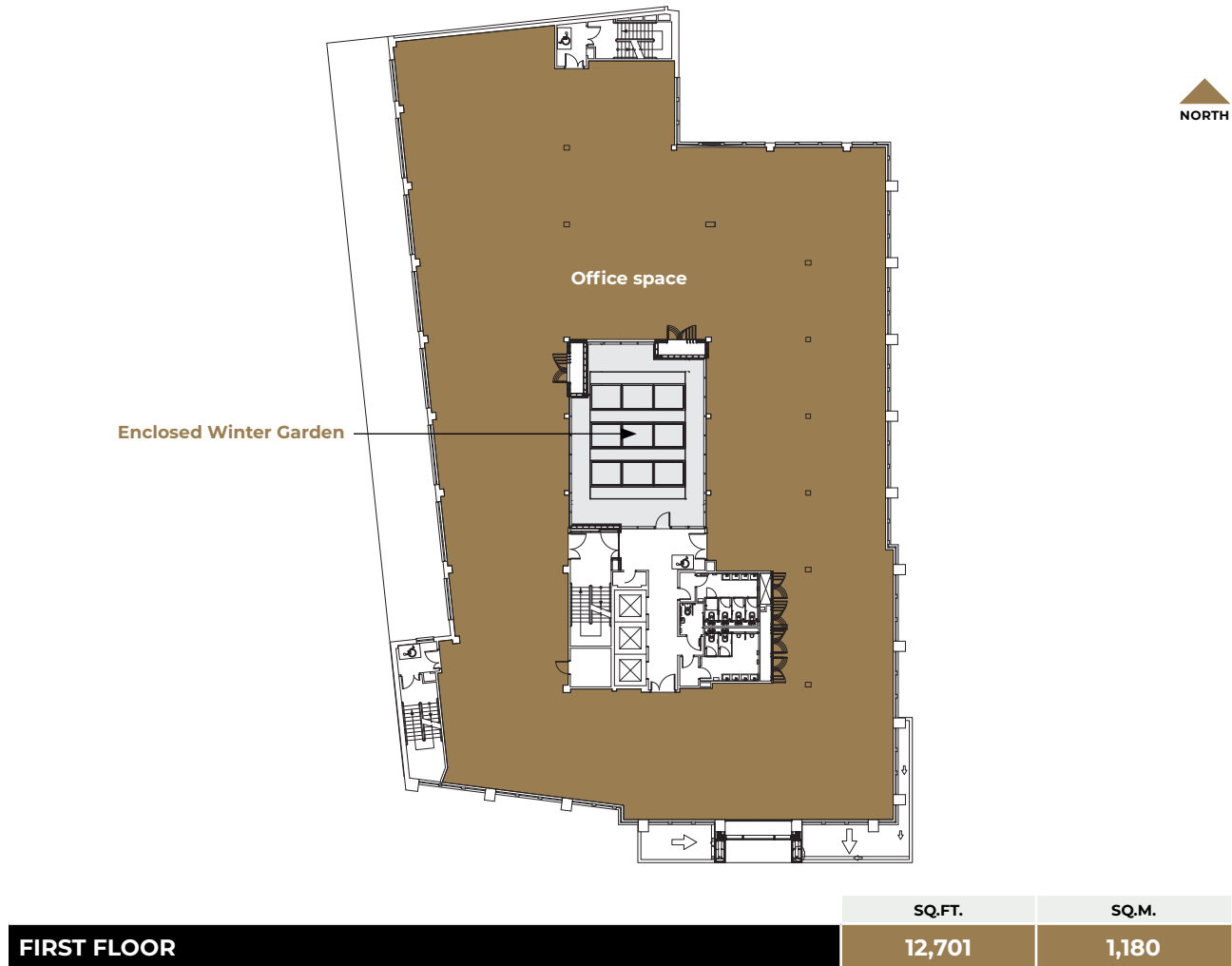
BASEMENT

49 spaces



GROUND FLOOR

SQ.FT.	SQ.M.
12,077	1,122

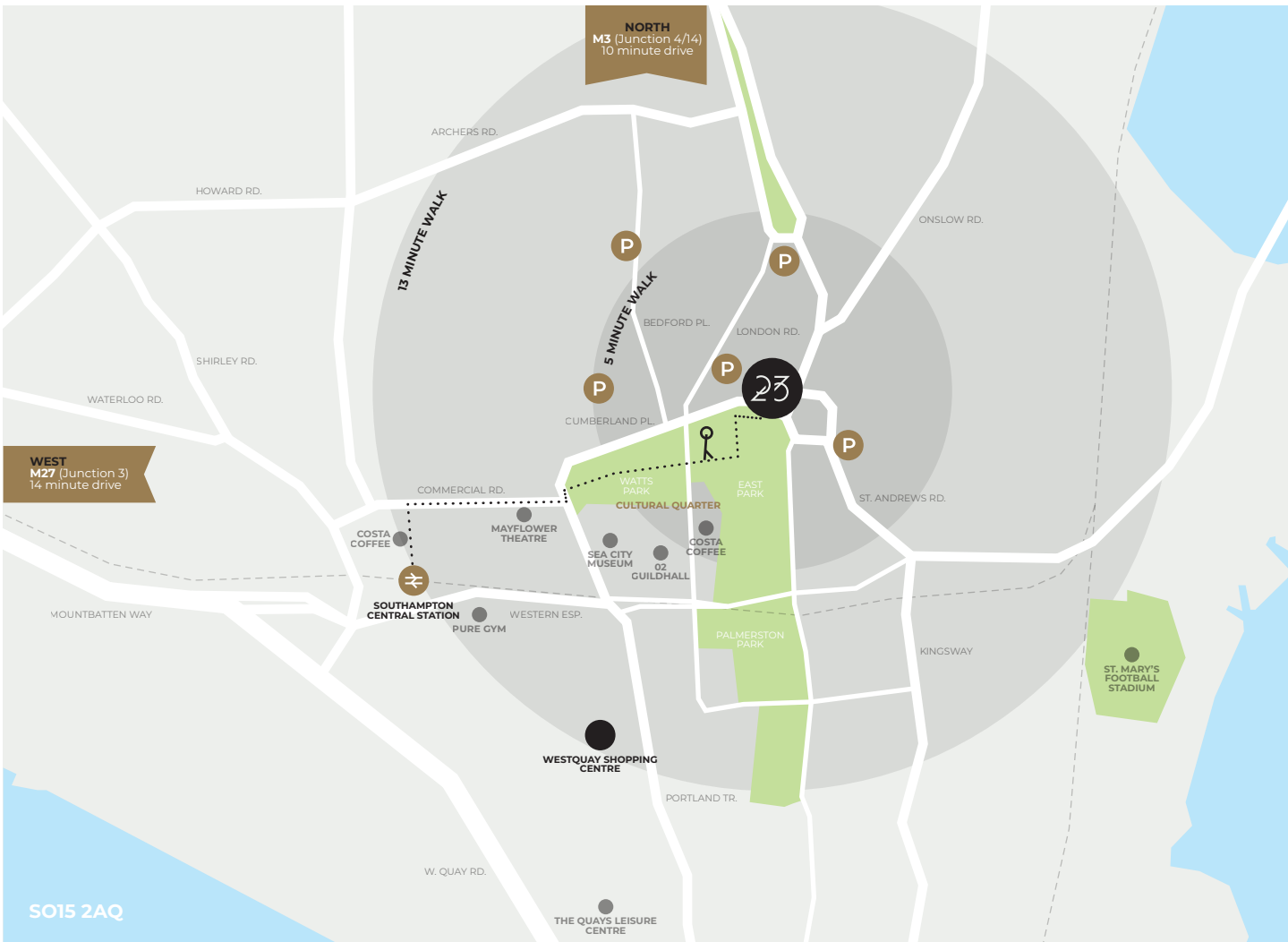


LOCATION

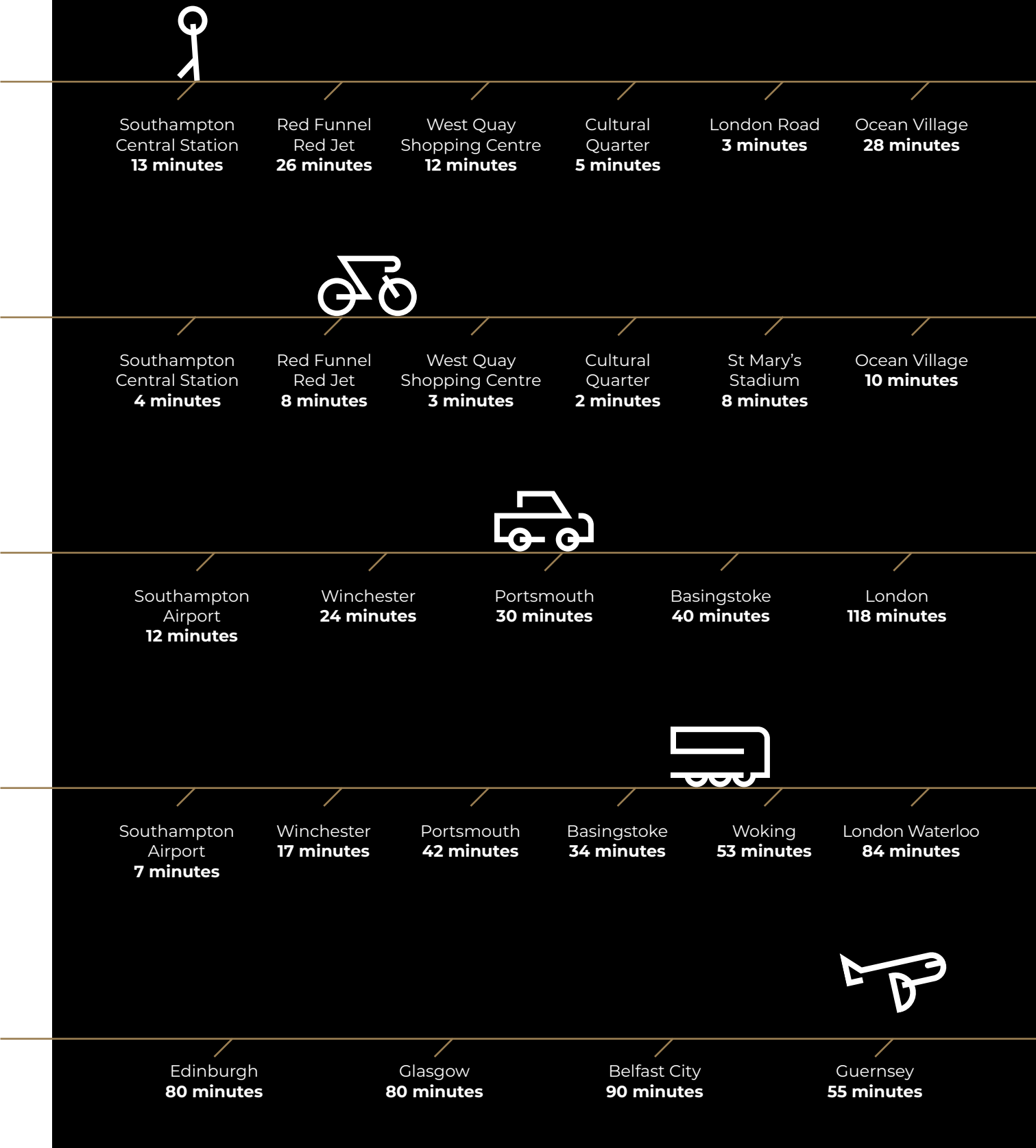
Twenty3 is ideally situated within walking distance of a wide range of amenities that include shops, bars, restaurants, galleries, gyms, as well as all major transport links.

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





AMENITIES

London Road

- 1 - Tesco Express
- 2 - Starbucks
- 3 - Subway

Bedford Place

- 4 - Halladay's Tea Rooms
- 5 - Sainsburys Local

Other

- 6 - East Park
- 7 - Watts Park
- 8 - Solent Sports Complex
- 9 - Mountbatten Library
- 10 - Southampton City Art Gallery
- 11 - Solent Showcase Art Gallery
- 12 - Jurys Inn Southampton
- 13 - Kings Park Road Car Park
- 14 - Compton Walk Car Park
- 15 - Post Office
- 16 - Ordnance Road Car Park
- 17 - Bedford Place Car Park

SOUTHAMPTON



Southampton is home to over **254,000 people**.

Most recent data (2018) estimates the Southampton economy to be worth **£7.7 billion**. Economic growth up to this point was healthy, with GVA(B) increasing by 2.8% between 2017 and 2018. Additionally, GVA(B) per head of population in Southampton (£30,419) was higher than the national average (£29,356) in 2018*.

41% of the Southampton population is qualified to degree level, and with **two universities** it has an excellent talent pool.

From 2011 – 2018 there was a **37% increase in business** in Southampton, higher than the England (30%) and South East (23%) averages.

The Solent Economic Recovery Plan also provides Experian forecast data (June 2020). Southampton GVA (million) estimated at **£8.072 billion** in 2019.

Southampton is bidding for the **City of Culture 2023**.

You are in very good company as other **major employers** that call Southampton home include:



*This data is taken from the ONS Regional Accounts.



Terms: Available on a new lease

Rent: On application

Service Charge: A service charge will be payable. Full details on request

Rates: The building will be reassessed on completion of the works

All enquiries to joint sole agents



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Designed by TR.

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