



**OFFICES  
TO LET  
SO14 2AQ**



**BERESFORD HOUSE**



# THE QUAY FOR CREATIVITY & CONNECTION

## Location

Beresford 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.

Ideally situated on in the South coast and adjacent to the Port of Southampton, the premier hub for deep sea trade links the UK to European and global markets.

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

Beresford 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 and toilet facilities. The space can be taken as a whole, or divided into 3 suites.

The office has electric air-conditioning system, a suspended ceiling, LED lighting and carpets. The space has 35 parking spaces.

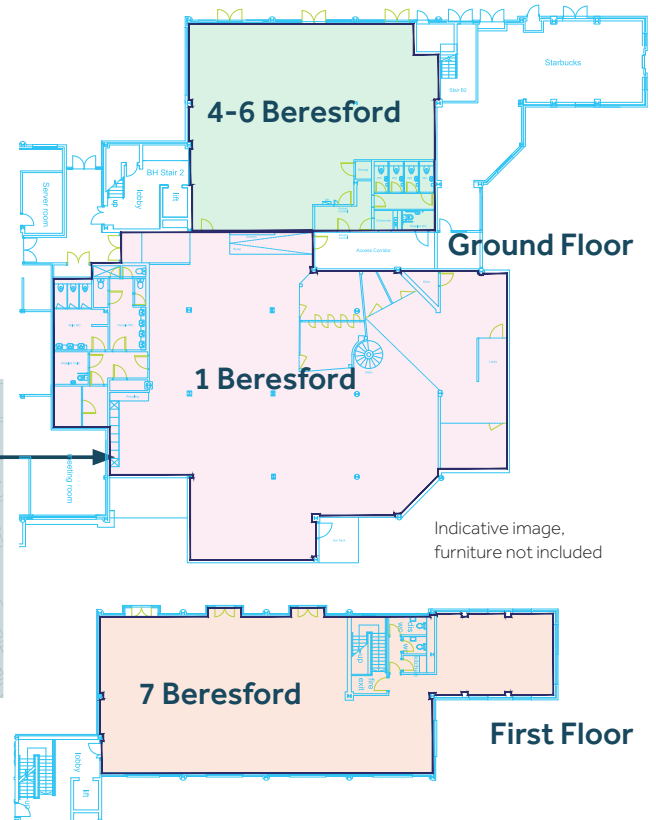
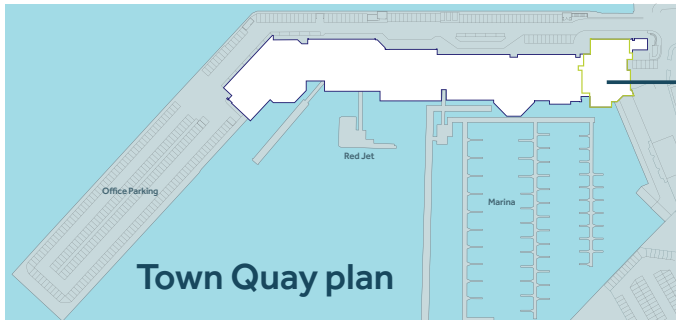


**THE QUAY FOR  
INSPIRATION**





## BERESFORD HOUSE



Office	Size (sq ft)	Size (sq m)	Rent (£ pax)	Service Charge (2025 Budget)	Parking	EPC
1 Beresford	5,265	489.1	£118,250	£28,412	16	C-64
4-6 Beresford	2,939	273.1	£58,780	£16,462	9	C-64
7 Beresford	3,080	286.2	£69,150	£21,034	10	B-35

Measurements are NIA

An additional 18,837 sq ft (1,750 sqm) of space is available in adjoining premises.

### Terms

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

### Rates

Please contact agents for advice on the office suite rates

### Contact us

For further Information or to arrange a viewing please contact:

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ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

ABP, Vail Williams and CBRE give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.