

**TO LET**  
Prime Waterside Offices



3rd Floor, 5 Waterside Place, Southampton SO14 2AQ  
4,184 sqft (388.70 sqm)

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PROPERTIES

## Waterside Place, located in Town Quay Marina, Southampton, provides modern office space with breathtaking water views from every floor.

Town Quay is an established commercial waterfront scheme which incorporates offices, retail units and the passenger terminal for the Isle of Wight ferry. There is a Starbucks located at Town Quay and further restaurants and convenience stores within a short walk.

The space is immediately adjacent to the A33, which is the main throughfare through the city, providing excellent road access to the M27 and M3. The M3 motorway connects Southampton to London and the Midlands, while the M27 provides swift access to Portsmouth and Bournemouth. Southampton Central Station is located 1 mile to the north and provides regular direct rail services to London Waterloo (1hr 20 mins).

Waterside Place is also conveniently accessible by bus. Quayconnect is a shuttle bus service which runs between the ferry terminals on Town Quay and Southampton Central Station via the WestQuay shopping centre. Southampton International Airport with its regular flights to UK cities and European destinations is located to the north of the city.

Within easy reach of Waterside Place is Westquay, Southampton's premier shopping destination and home to leading and designer brands including John Lewis, Marks and Spencer and Apple.

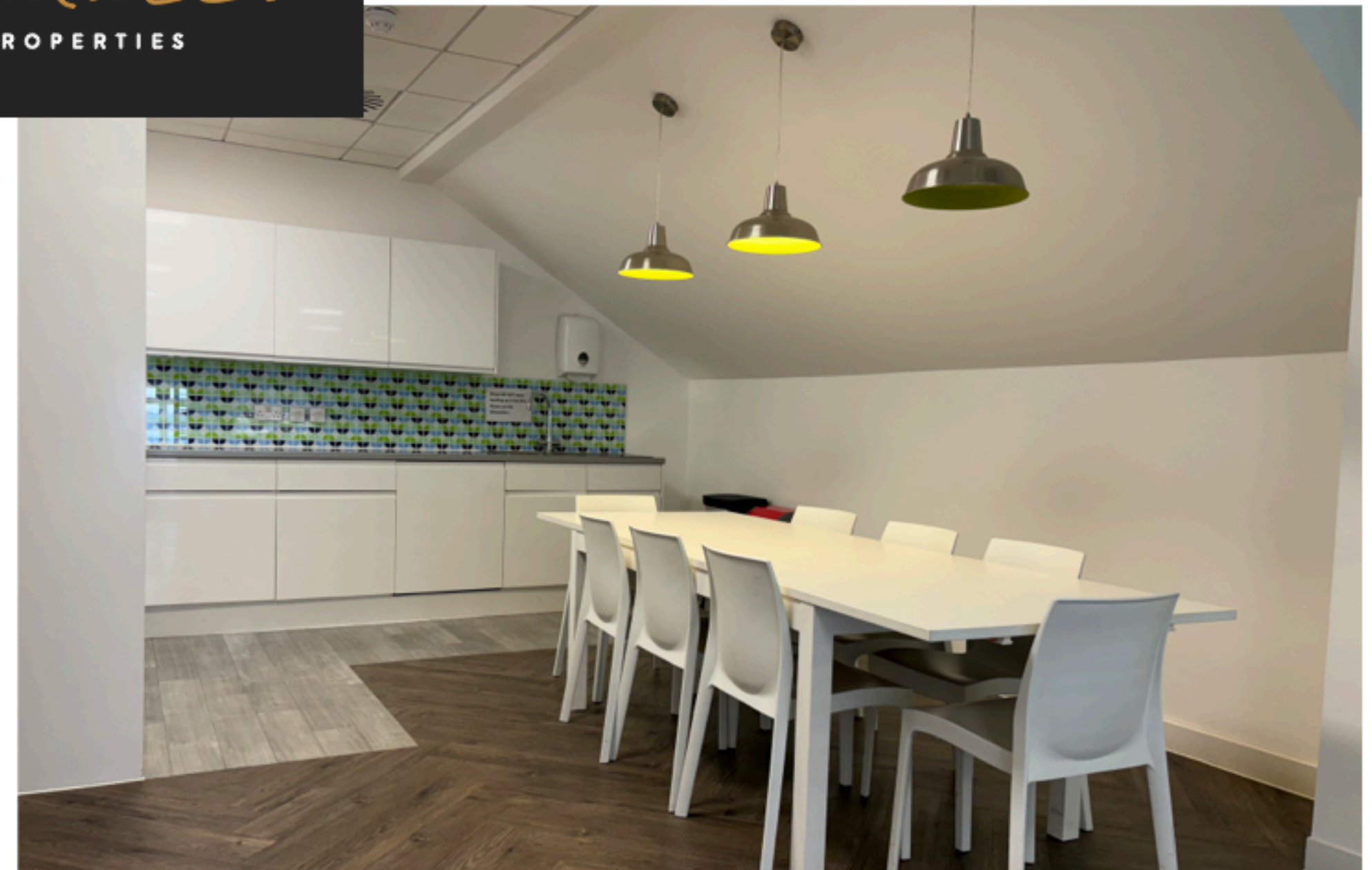
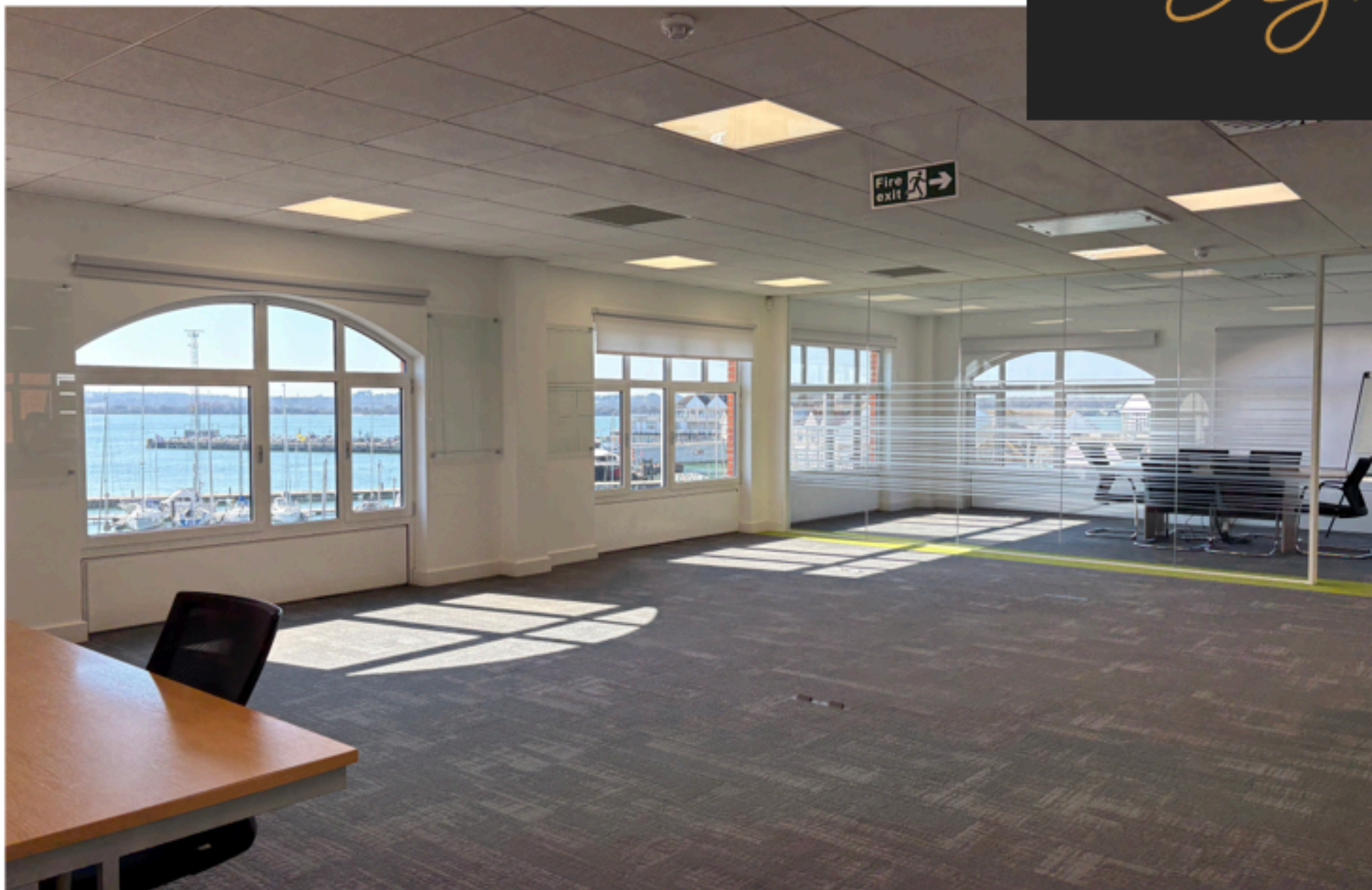
One of the city's newest hotels is only a short distance from Waterside Place. Southampton Harbour Hotel & Spa is located right on the water's edge at Ocean Village and features an excellent restaurant and rooftop bar, making it perfect for entertaining clients during the day or enjoying a relaxing drink after work.



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## Waterside Place provides the perfect balance for a healthy and productive work life.

Waterside views from every floor provides a peaceful, calm and inspiring setting where creativity and productivity can flourish.

- VRF Air Conditioning
- Passenger Lift
- Suspended Ceilings
- Cycle Storage
- LED Lighting
- Showers
- Full Access Raised Floors
- Electric Vehicle Charging Points
- Reception
- Onsite Allocated Parking

## Terms

Available by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Legal costs

Each party to be responsible for their own legal fees.

## Service charge

A service charge is payable - details available upon request.

## EPC – B – 47

Rateable value - £95,500 from 1st April 2026

## Rateable Value

Business rates are payable.

All parties to undertake their own investigations.

## Energy Performance Certificate

An up-to-date Energy Performance Certificate will be made available.

## Rent

On application.

## Contact

Viewing strictly by appointment through the joint sole agents:



**CBRE**

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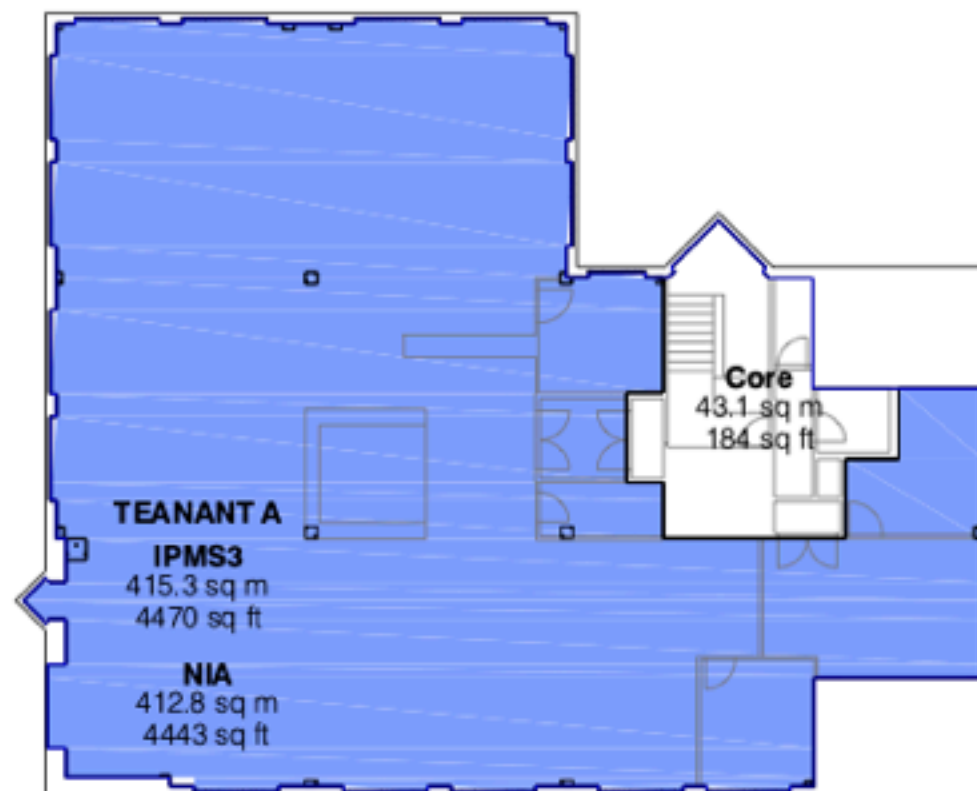
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*AML - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete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

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