

TO LET
FIRST FLOOR OFFICE IN HAMPSHIRE



ONE DORSET STREET

ONEDORSETSTREET.CO.UK



WORK BETTER, FEEL BETTER.

With a total floor area of 24,564 sq ft (2,282 sq m), this striking stand-alone office is in one of the most prominent parts of Southampton's main business district. It has been fully refurbished to a high standard to meet the requirements of the modern office occupier.

Ideally positioned within walking distance to many amenities including local parks and gyms, One Dorset Street is the first Fitwel-certified project in Hampshire and the South Coast. Employee wellness is an increasingly high priority for all modern businesses and this certification not only puts employees' health and wellbeing at the heart of the working environment, but also provides businesses with formal recognition of these benefits.





SPECIFICATION

- New reception
- Business lounge and visitor meet and greet
- Refurbished VRF air conditioning
- Intelligent LG7 compliant LED lighting with energy efficient automatic controls
- Fully accessible raised floor with a minimum 150mm clear void
- Mineral fibre tile suspended ceilings
- Open plan flexible floorplate, easily divisible to accommodate up to 4 splits per floor.
- Two 10-person passenger lifts
- Male, female and disabled WCs on each floor

Environmental

- Secure storage for 13 cycles
- Dedicated male and female shower facilities with changing areas
- 2 electric car charging points
- BREEAM rating of 'Good'
- EPC rating B
- Fitwel accreditation



FLEXIBLE OFFICE SOLUTIONS

One Dorset Street offers flexible floor space to meet your size requirements from 2,992 sq ft to 18,246 sq ft.

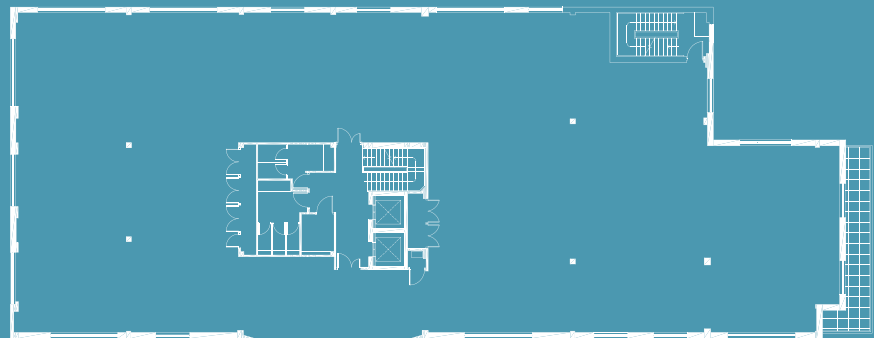
The upper floors can be split to meet your specific size requirements with a minimum of 3,000 sq ft. The new inspirational reception and business lounge area has been created on the ground floor which is managed by a receptionist.

One Dorset Street benefits from a barriered car park, secure enclosed cycle storage, complete with exclusive new showers and changing facilities. Security and wellbeing has been considered at the highest level.

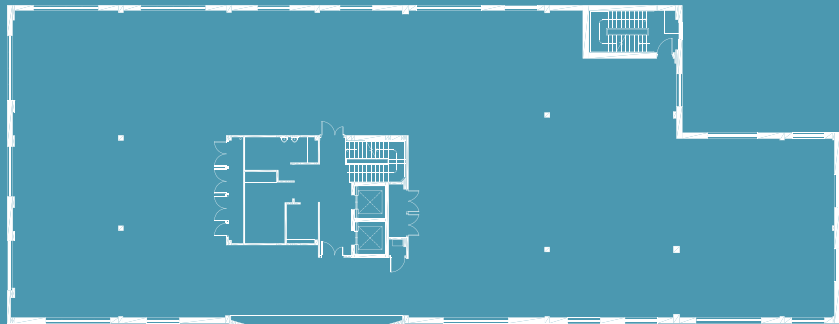
FLOOR AREAS

Floor	Sq m	Sq ft
Ground	278	2,992
First	720	7,750
Second	697	7,504
Total	1,695	18,246

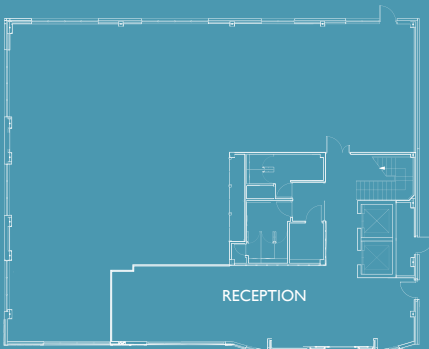
Second Floor 7,504 sq ft (697 sq m)



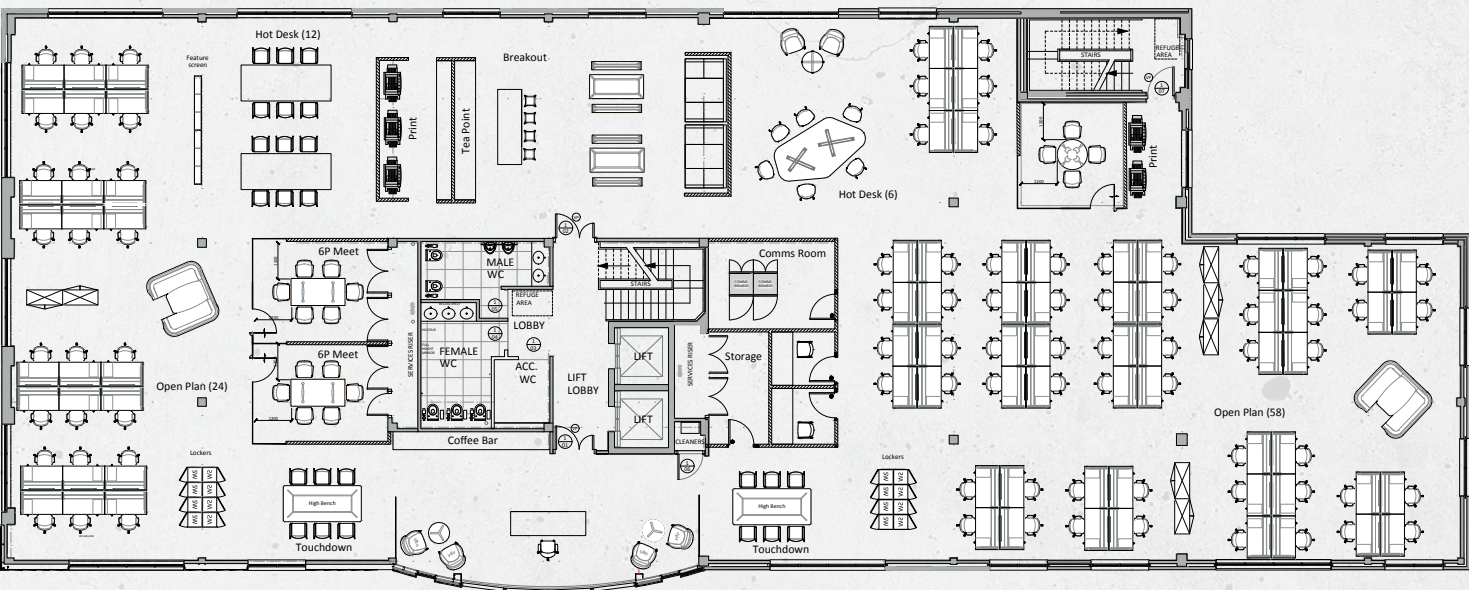
First Floor 7,750 sq ft (720 sq m)



Ground Floor 2,992 sq ft (278 sq m)



EXAMPLE SPACE PLAN - OPEN PLAN - APPROX 100 CAPACITY



RECEPTION	OPEN PLAN DESKS	82	HOT DESKS	18
TEAPOINT	MEETING ROOMS	3	TOUCHDOWN	12





13 secure cycle
parking spaces &
maintenance area



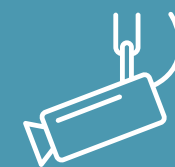
On site secure
car parking



2 electric
charging points



Dedicated shower
and changing facilities



CCTV



Communal break
out facilities

WHAT IS FITWEL?

Fitwel is a high impact building certification designed to support healthier workplace environments and improve occupant health and productivity.

ONE DORSET STREET
FITWEL CERTIFICATION



One Dorset Street is the first Fitwel certified building in Hampshire.

The Fitwel scheme is the world's leading certification system that optimises buildings to support health.

Choose One Dorset Street to help your employees live their best lives by making it easy and convenient to make the healthy choice as part of their normal working day.



WHAT'S IN THE AREA

Thanks to its central location, One Dorset Street is within just a few minutes walking or cycling from the city's key amenities, transport links and residential areas. In the immediate vicinity are two attractive parks, several gyms and healthy eating options.

More leisure and retail options, as well as Southampton Central Station are all within an easy 17 minute walk – and of course it's even quicker by bike.

One Dorset Street is located on the western side of Dorset Street, which links to The Avenue (A33), the main arterial route north from the city connecting with the M3. To the south lies the Charlotte Place Roundabout, one of the main roundabouts on the inner ring road, which links through the city connecting with the M27 to both the east and west of the city.



			
East Park 0.2 miles	West Quay & City Centre 0.8 miles	Southampton Airport 3.2 miles	Southampton Airport
Watts Park 0.3 miles	Southampton Common 1.0 mile	Winchester 12.2 miles	Winchester
Mayflower Theatre 0.5 miles	Southampton Central Station 0.8 miles	Portsmouth 22.1 miles	Basingstoke
West Quay 0.7 miles	Red Funnel Ferry Terminal 1.5 miles	Basingstoke 31.5 miles	Woking
Southampton Central Station 0.8 miles	Ocean Village 1.6 miles	Central London 79.1 miles	London Waterloo







YOU'RE IN GOOD COMPANY

The Southampton region is home to some of the most famous household names in the UK, such as Cunard, P&O, Ordnance Survey, Garmin and B&Q and boasts an impressive skills offer to any business looking to relocate and/or expand their operations in the City.

And you will be in good company as the following all have a presence in the city centre:

Carnival UK
Old Mutual Wealth
Capita
PWC
Smith and Williamson
Paris Smith
Womble Bond Dickinson
BDO

The city has two high calibre institutions offering an immense array of expertise, support and resources for your business to benefit from.





TERMS

The premises are available on a new full repairing and insuring lease direct from the landlord.

EPC

This property has been graded as a B.

RENT

Available on request

SERVICE CHARGE

Upon application

LEGAL COSTS

Each party to bear their own legal fees

RATEABLE VALUE

Upon application

ONE DORSET STREET SOUTHAMPTON SO15 2DP



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