

# TO LET



# **Figflex Offices** Frobisher House, Nelson Gate, Southampton, SO15 1GX

# NEWLY REFURBISHED FLEXIBLE OFFICE SPACE

150 to 40,000 sq ft

(13.94 to 3,716.12 sq m)

- 14 office suites (3-12 workstations)
- Flexible leases
- Opposite Southampton Central mainline railway station
- 24 hour access
- Bike storage and parking available

#### Description

Frobisher House is a detached building which comprises seven floors of refurbished Grade A office space, arranged across two wings, The ground floor offers retail units currently let to the Co-Op, Subway and Jobcentre Plus

#### Location

Frobisher House is strategically situated immediately adjacent to Southampton Central railway station and within an area recognised as a prime office location. The Station Quarter redevelopment of the northern side of Central Station has included improvements to both the bus interchange and an enhanced public realm with amenities in the area provided by Costa Coffee, Starbucks, Subway, Cafe Expresso, WH Smith.

5 minutes walk from West Quay Shopping Centre, home to over 800,000 sq.ft of retail space including stores such as John Lewis, M&S, Apple, Waterstone's, Hollister and Zara.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Serviced Office	40,000	3,716.12	Available
Total	40,000	3,716.12	







### Summary

Available Size Business Rates EPC Rating 150 to 40,000 sq ft Upon Enquiry Upon Enquiry

## Viewing & Further Information



## Nella Pang 02382 355799 | 07738 625 431 nella@omega-re.co.uk



Ed Roberts 02382355799 | 07380 997602 ed@omega-re.co.uk

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