



# THE POINT

S O U T H A M P T O N

**TO LET**  
**PRESTIGIOUS**  
**HEADQUARTERS**  
**OFFICE BUILDING**

9,395 sq ft - 67,000 sq ft

Available as a whole or on a floor-by-floor basis

69 - 81 COMMERCIAL ROAD SOUTHAMPTON SO15 1GH





# THE POINT: A Flagship Office Building in a Prime Location

Situated directly opposite Southampton Train Station, THE POINT is strategically located on the corner of Morris Road and Commercial Road, and as such is one of *the* prime office locations in Southampton.

Constructed at the turn of the millennium, the building has part brick, part glazed elevations under a pitched slate roof. The third, fourth and fifth floor accommodation benefits from external balconies looking south towards Southampton Water and the New Forest.

Both the available space and the common parts have been comprehensively refurbished to include a new feature entrance and redesigned reception. The open plan and air-conditioned office accommodation now features LED flat panel lighting and an optical fibre broadband connection.

THE POINT boasts a fantastic car parking ratio. At the same time, the building's close proximity to Southampton Central Station (2 minutes' walk) and a number of major bus routes make the use of public transport an easy alternative for employees and visitors alike.



Fully accessible raised floors



Air conditioning



Three passenger lifts



Additional parking available



LED lighting



Optical fibre broadband



View from reception towards Southampton Train Station.



Reception with security access terminals.





# THE POINT: 6 storeys of prime office space in the city's commercial heart

Southampton is the commercial centre of the south coast, with an economy estimated to be in excess of £8.0 billion a year.

The city has a population estimated to be approximately 258,000 of which 43,000 are students studying at two world-class universities.

Unlike many major cities outside the capital, Southampton benefits from being home to a range of sectors. Retail, wholesale distribution and hospitality work alongside major businesses including professional and financial services companies which attract a multi-skilled workforce.

THE POINT is perfectly positioned to take advantage of this fast-moving working environment by offering the modern business exceptional accommodation and the much sought-after work/life balance that attracts the very best people.

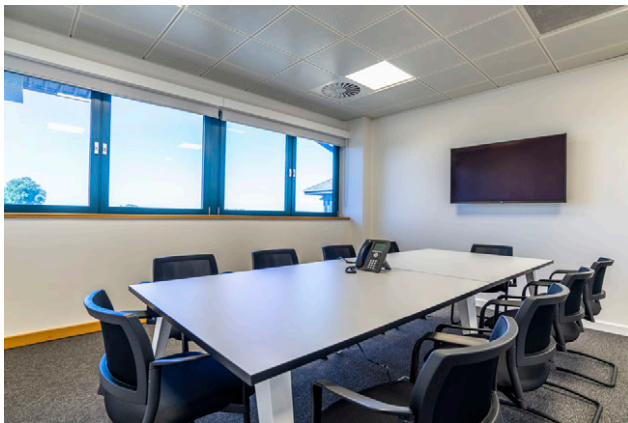
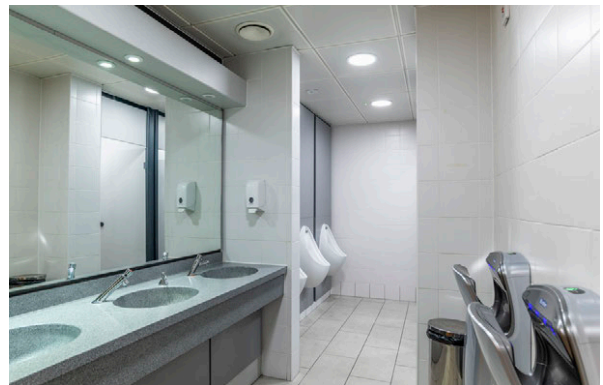
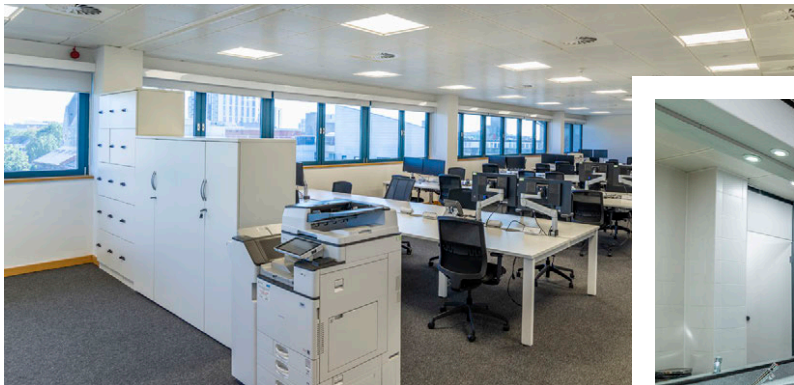


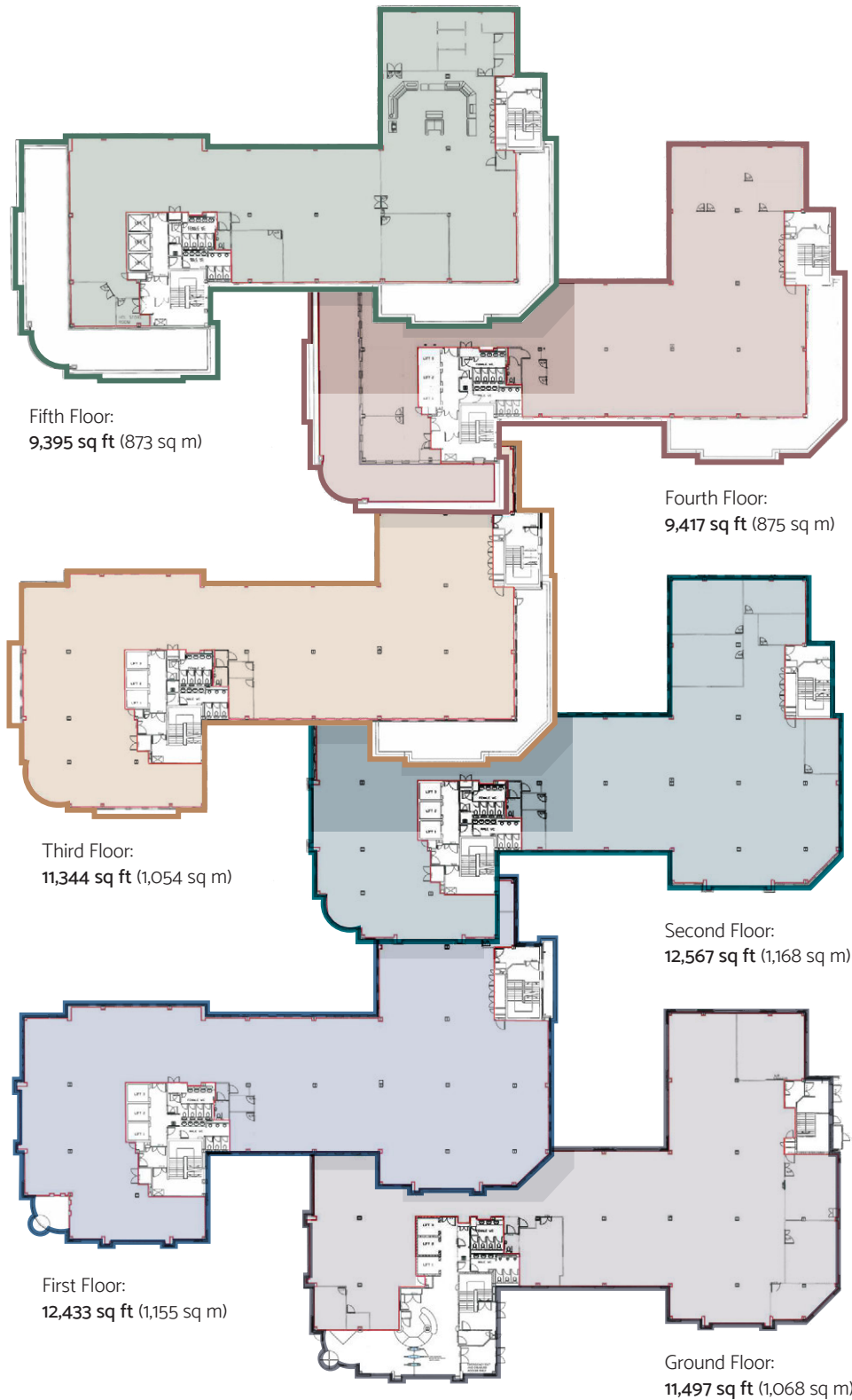
Top: Showcase Cinema. Above: Ocean Village Marina and Harbour Hotel and Spa. WestQuay Shopping Centre.





# THE POINT: Accommodation Available as a whole or on a floor by floor basis





	Size (sq ft)	Rent	Rent review	Rent review	Break option*	Break option	Lease end	Parking
5th	9,395	£188,100	20.10.22	20.10.27	31.12.22	31.12.24	31.12.29	10
4th	9,417	£188,360	20.10.22	20.10.27	31.12.22	31.12.27	31.12.29	10
3rd	11,344	£226,820	20.10.22	20.10.27	31.12.22	31.12.27	31.12.29	13
2nd	12,567	£251,700	20.10.22	20.10.27	31.12.22	31.12.27	31.12.29	14
1st	12,433	£248,880	20.10.22	20.10.27		31.12.24	31.12.29	14
Ground	11,497	£231,120	20.10.22	20.10.27		31.12.24	31.12.29	13

\* A penalty payment is required.



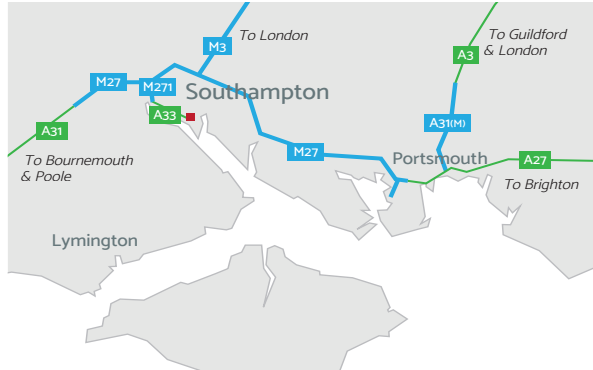


# THE POINT

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- Terms**  
The premises are available on an assignment or sublease of the individual floors. (Please see page 5 for lease links, rent and break options.)
- Service charge**  
A service charge will be levied to cover the cost of cleaning and maintenance of the common parts of the building, as well as other items such as air conditioning and security. Further details are available upon application.
- Legal costs**  
Each party to be responsible for their own legal costs incurred in the transaction.
- EPC**  
Energy Performance Certificates are available on request.
- VAT**  
The rent quoted is exclusive of Value Added Tax (VAT). Any interested parties should satisfy themselves as to the incidence of VAT in respect of any transaction.
- Viewing and further information**  
Strictly by appointment through the joint sole agents:

### Communications

<b>Road</b>	
Southampton Airport:	6 miles
Heathrow Airport:	68 miles
Central London:	79 miles
Winchester:	14 miles

<b>Rail</b>	
London Waterloo:	70 minutes approx.

**Air**  
Southampton International Airport provides services to a number of cities in the UK, Dublin and mainland European destinations.

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Designed by the Cedar Group: 01794 525 020