



COMMERCIAL POINT

SOUTHAMPTON

TO LET

Prestigious Headquarters Office Building

In the heart of Southampton's commercial district

875 sq m (9,418 sq ft) - 3,097 sq m (33,346 sq ft)

Available as a whole or on a floor by floor basis

69-81 COMMERCIAL ROAD SOUTHAMPTON SO15 1GH



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Description

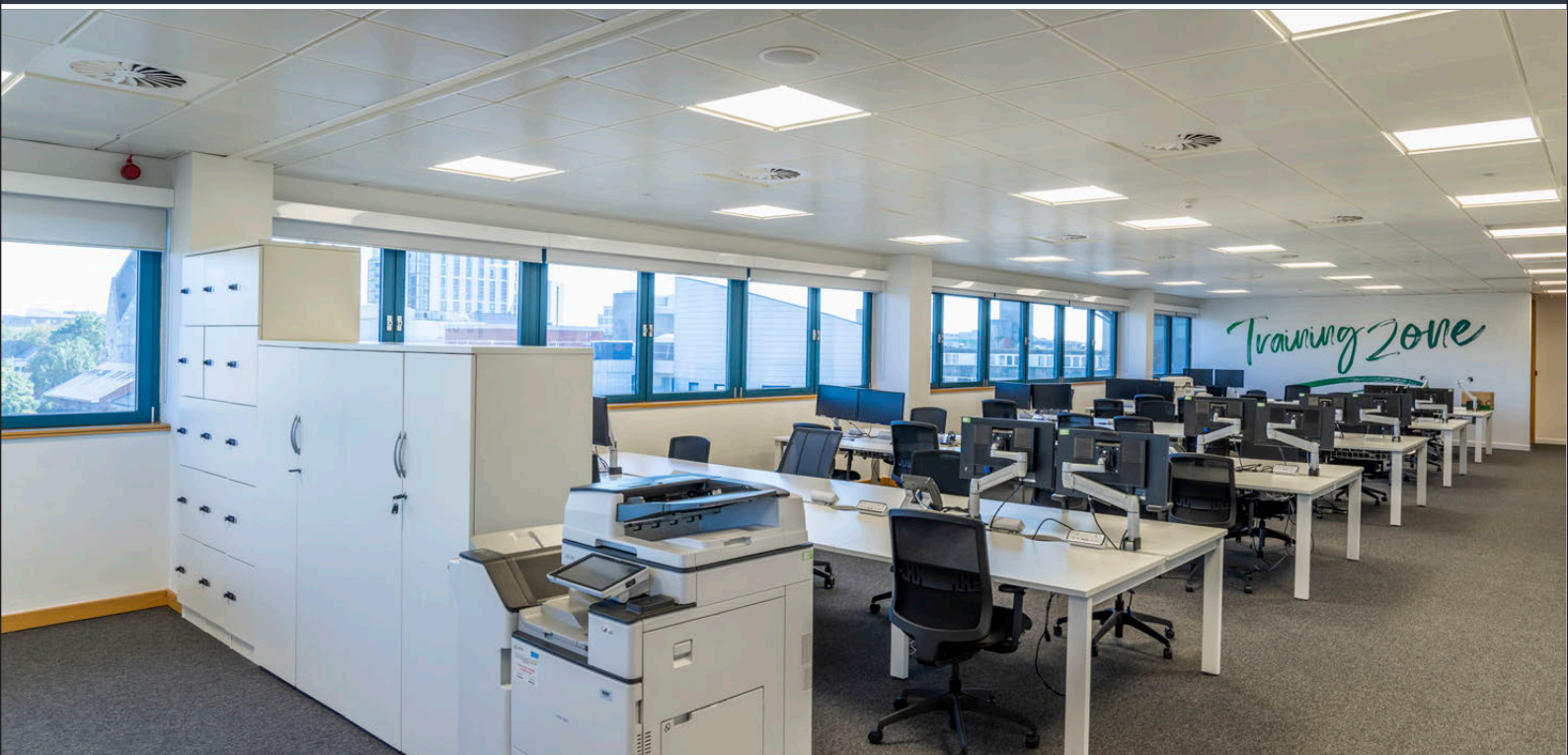
Commercial Point comprises a six-storey air-conditioned office building located in the commercial heart of Southampton.

- An unprecedented car parking ratio for the City Centre of 1 space per 463 sq ft.
- The building is situated directly opposite the entrance to Southampton Central Station (2 minutes' walk).
- The open plan and air-conditioned office accommodation features new LED flat panel lighting.
- Located close to a number of major bus routes, Commercial Point makes the use of public transport an easy alternative for employees and visitors alike.
- The fourth floor benefits from a shared roof terrace with views towards the waterfront.



Occupiers in the area include

- BBC South
- Womble Bond Dickinson
- Carnival
- Quilter
- University of Southampton
- Foot Anstey



Location

A flagship office building.
A prime location.

The prime retail area of WestQuay which comprises over 70,600 sq m of retail space anchored by M&S and John Lewis is within 10 minutes' walk, along with WestQuay Phase 3 just beyond providing a host of restaurants and a multiplex cinema.



Life in Southampton

Southampton is a vibrant
and well-connected, dynamic city.

More than 43,000 students attend Southampton's higher and further education institutions, many of whom choose to stay on in the city providing a large pool of graduates. The research and teaching to be found here is making a major contribution worldwide in area such as ocean exploration, internet development and cancer research. Southampton benefits from a wide range of entertainment venues and is one of Britain's top five cities for economic growth.

In recent years over £1.6bn of development has transformed in the city, including a new Cultural Centre, a new arts centre alongside Guildhall Square as well as the new £85m WestQuay leisure centre.

As part of the Solent, Southampton is a great place to take part in a variety of water and sailing sports and the New Forest National Park is also close by.

The city is connected to a vast number of locations, accessible by train or ferry. Locations such as Bournemouth, Brighton, London and Portsmouth can be travelled to from the city's main train station, while travel to European destinations is available from the nearby airport. As part of a £3bn masterplan, Southampton Central Station is also planned to be redeveloped.



Marine Sector

The Solent area is acknowledged to be the UK's largest cluster of marine and maritime businesses.

The sector extends from businesses engaged in the winning of aggregates from the sea to the manufacture of high technology ocean-going racing yachts and hovercraft. The sector is underpinned by world-class research and teaching at the University of Southampton, Southampton Solent University, the National Oceanography Centre, and Lloyds Register Global Technology Centre and statutory bodies such as the Marine and Coastguard Agency and Marine Accident Investigation Branch.

Retail and Wholesale Distribution and Hospitality

Southampton City Centre- serving England's central south coast.

Its major asset is the WestQuay Shopping Centre that attracts in excess of 19 million visitors every year.

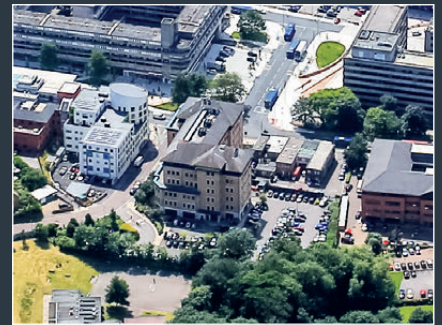
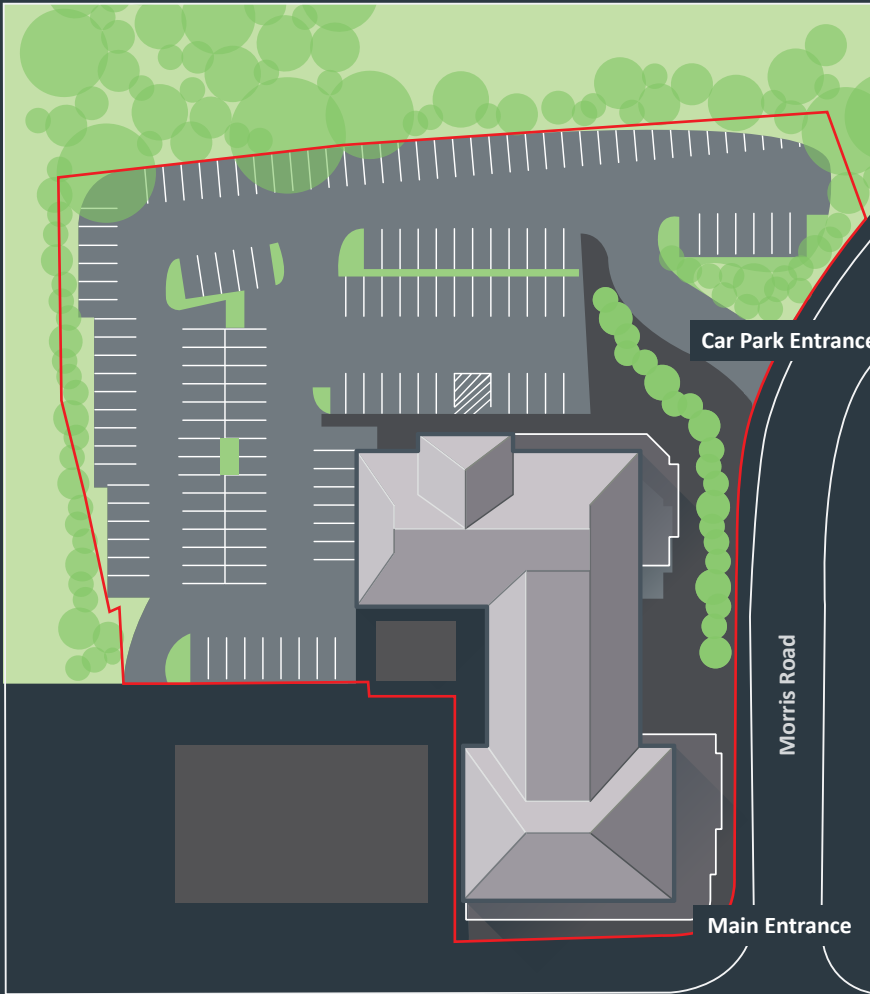
Southampton hotels thrive as a result of the success of the number of cruise passengers passing through the city, the scale of the local population and economy, and the number of visitors to the city for conferences and events including the annual Southampton Boat Show and Seawork.

Business, Professional and Financial Services

Southampton is home to major business, professional and financial services companies.

Approximately 4,000 businesses employing 44,000 people in this category are to be found in Southampton City Centre and in business and office parks along the M27/M3 corridor. These include:

- **Accountants and legal practices that serve a regional market** - including PWC, Grant Thornton, KPMG, Smith and Williamson, Baker Tilley, Blake Morgan, Irwin Mitchell and Paris Smith.
- **Banking and Insurance businesses** - such as Quilter and Ageas, and representation from banks including RBS, Lloyds Banking Group, HSBC and Starling Bank.
- **The Solent Freeport** - a major opportunity for the UK as it seeks to strengthen its trading position and develop new trading relationships. The Solent's location makes it the UK's most important gateway to European and global markets.



Commercial Road

Morris Road

Car Park Entrance

Main Entrance

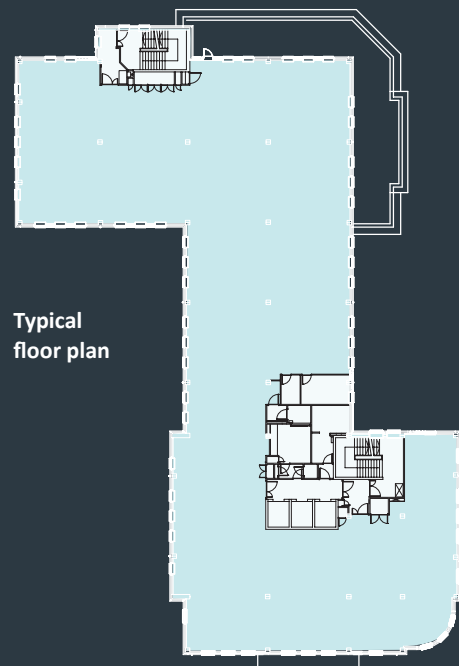


Accommodation

Second Floor	1,164 sq m	(12,540 sq ft)
Third Floor	1,058 sq m	(11,388 sq ft)
Fourth Floor	875 sq m	(9,418 sq ft)
Total	3,097 sq m	(33,346 sq ft)

Specification

- Up to 72 car parking spaces
- Air conditioning
- LED lighting
- Fully accessible raised floors
- Three x 10 person passenger lifts



Typical floor plan



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Communications

Road

Southampton International Airport:	6 miles
Heathrow Airport:	68 miles
Central London:	79 miles
Winchester:	14 miles

Rail

London Waterloo:	70 minutes approx.
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Air

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

Sea

Passenger and car ferry services to the Isle of Wight from Southampton.

Continental ferry services are available from Poole (36 miles) and Portsmouth (20 miles).

Terms

The premises are available either as a whole, or on a floor by floor basis by way of a new Full Repairing and Insuring lease for a term to be agreed.

Rent

On application.

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.

Business Rates

The current rating assessment will need to be reconstituted depending upon the amount of space to be occupied. An estimate of rates based upon the current assessment can be provided.

Legal costs

Each party to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificates

EPCs are available for each floor

2nd floor: C-74

3rd Floor: C-73

4th Floor: C-72

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

Viewing strictly by appointment through the joint sole agents:

Jason Webb

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m: 07989 959 064

d: 02380 574 513

Martin Hastelow

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