



TOWNQUAY

OFFICES TO LET - SOUTHAMPTON

ABP | PROPERTY



**Where tranquillity meets city centre vibrancy.
Where culture meets convenience.
Where Southampton meets the sea.**

With approx 7,430 sq m (80,000 sq ft) of prime waterside office space, Town Quay provides a city centre business location, offering an unrivalled view of Southampton Water and Town Quay Marina.

- Contemporary waterfront offices in the heart of Southampton
- Excellent connectivity with on-site parking with one space per 320 sq ft of office and a bus service to the train station
- At the start of the QE2 mile and within 0.5 km of WestQuay and 1.5 km of the Cultural Quarter

**THE QUAY FOR
INSPIRATION**

THE QUAY FOR CREATIVITY

Modern, open plan workspaces, with views that encourage creative freedom.

Located on the shores of Southampton Water, Town Quay offers unrivalled views of Southampton's busy maritime activity and direct access to the world famous cruising and racing waters of the Solent, through its very own marina.



Office accommodation

Town Quay is offering space for small businesses with just a few employees, or many more. The space is split across several different, self-contained buildings, with suites ranging from 32.5 sq m (350 sq ft) up to 1,630 sq m (17,550 sq ft).

Refurbished offices include:

- Air conditioning
- Visitor and allocated car parking
- LED lighting
- Free use of BBQ area with stunning views across the marina
- On site cycle storage
- Kitchen facilities
- Showers
- Suspended ceilings
- W/Cs
- Double glazing



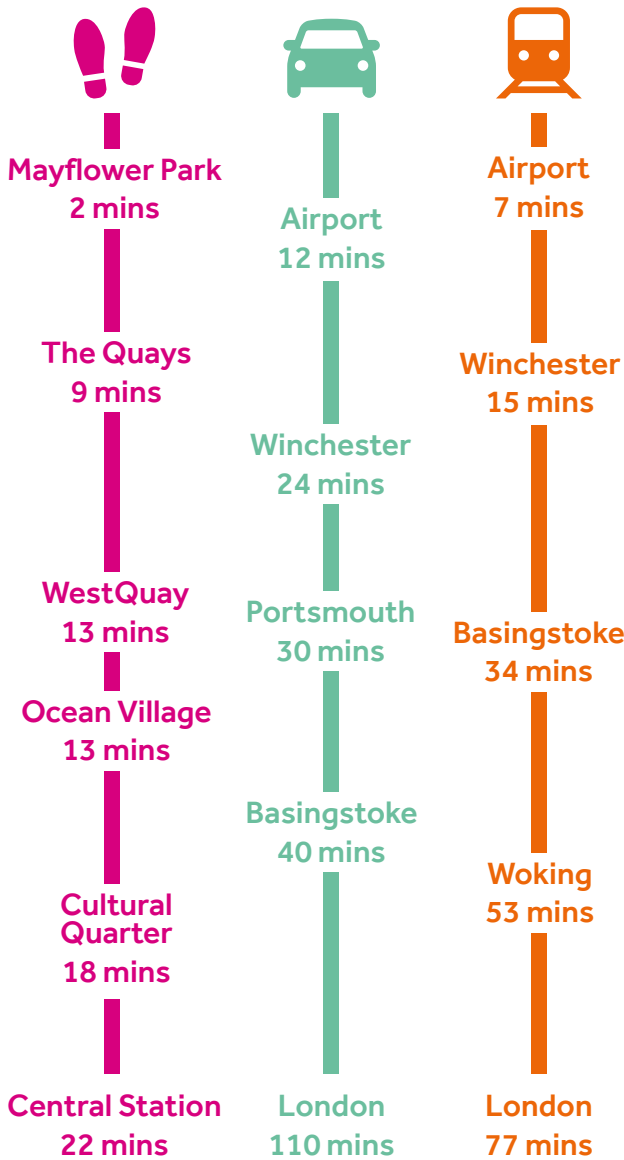
THE QUAY FOR CONNECTION

Connected to road, rail, sea and soul.

Working by the water connects us with nature, allowing unrestricted freedom of thought, enhanced wellbeing and increased productivity.

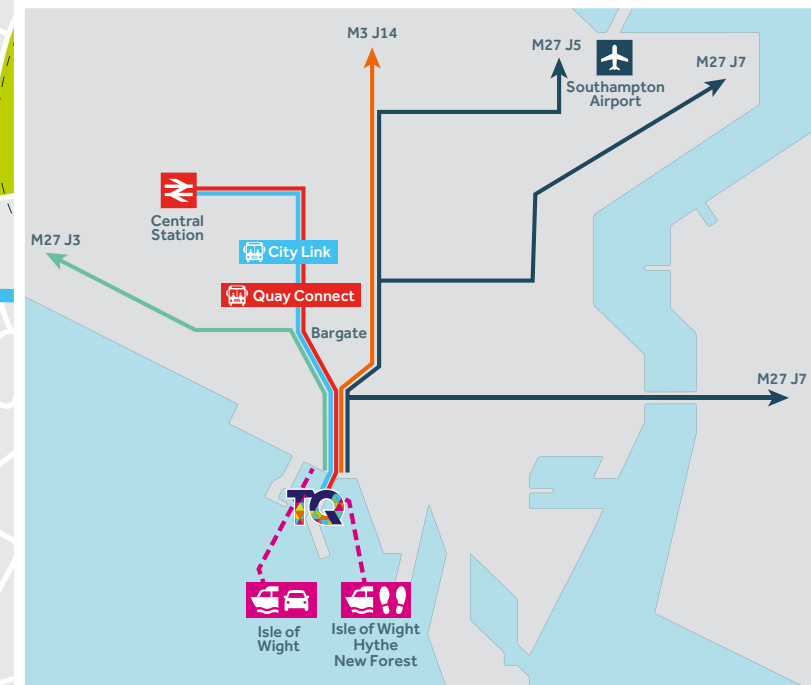
Town Quay is also positioned in the heart of the city, 1.5 km from the Cultural Quarter and 0.5 km from the WestQuay shopping centre and a variety of restaurants, bars and theatres.

Southampton City Centre has recently benefited from significant investment in the public realm, namely; the Platform for Prosperity highways upgrade, the WestQuay Watermark leisure development, and the Cultural Quarter's economic regeneration programme, to name but a few.





Town Quay boasts excellent road and rail links. The M3 and M27 are both within 5 km (3 miles) and are accessed via The Avenue (A33) and Millbrook Road (A3024) respectively. There are also regular ferry services to both the Isle of Wight and the New Forest as well as a bus service to the mainline railway station and city centre.



For further information, or to arrange a viewing,
please contact Vail Williams or JLL



ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

