



WATERSIDE PLACE  
SOUTHAMPTON

PRIME WATERSIDE OFFICES  
TO LET



# WATERSIDE WELLNESS

3 Waterside Place provides the perfect balance for a healthy and productive work life. The building has been comprehensively refurbished with sustainability and wellness at the forefront on the design and in doing so has received a 2-star Fitwel rating. Waterside views from every floor provides a peaceful, calm and inspiring setting where creativity and productivity can flourish.

Surrounded by fresh sea air and green space, your employees are able to maintain a healthy lifestyle at work, whilst easy access to an abundance of cafés, restaurants and wide variety of entertainment options mean there's plenty of chance for fun and essential social interaction.

This all comes with no loss of access to town centre amenity, unparalleled connectivity and transport options including; electric scooter, bike, bus, ferry, train, car and plane.





# ON THE WATERFRONT

FOR SOME OF THE BEST  
VIEWS IN SOUTHAMPTON

3 Waterside Place has views of the pretty  
marina outside and across Southampton  
Water to the New Forest.





## AMENITIES

Daily Amenities	mins walk
1 Starbucks	1
2 Co-op Supermarket	6
3 Westquay Shopping Centre	15

Daily Exercise	mins walk
4 YourZone45 Gym	9
5 Spirit Health Club	10
6 The Quays Gym & Swimming Centre	12
7 The Gym	12
8 Crossfit	16
9 PureGym	22

Green Spaces	mins walk
10 Queen's Park	1
11 Mayflower Park	10

Social Interaction	mins walk
12 Platform Tavern	2
13 La Regata	2
14 Ennios	3
15 Dancing Man Brewery	3
16 Oxford Street	7
17 Ocean Village	12
18 Holiday Inn	6
19 Leonardo Royal Hotel	6
20 Travelodge	6






21 Premier Inn	8
22 Harbour Hotel & Spa	12
23 St Mary's Stadium, Southampton FC	23
24 Harbour Lights Picturehouse	13
25 Showcase Cinema de Lux	12
26 Odeon Cinema	15
27 NST City, Nuffield Theatre	19
28 Mayflower Theatre	23

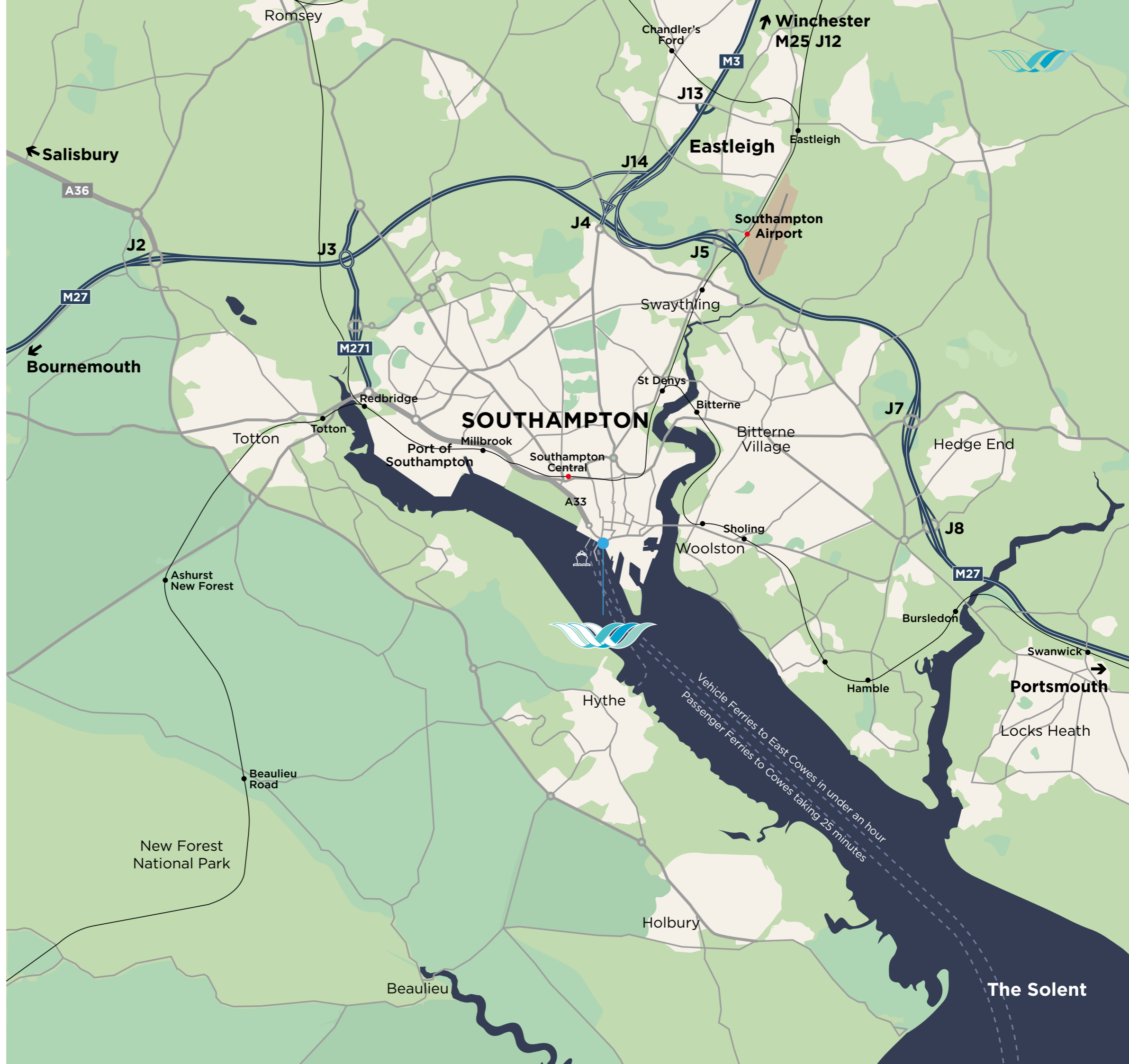
Vehicle Ferries to East Cowes in under an hour  
 Passenger Ferries to Cowes taking 25 minutes

Queen Elizabeth II Cruise Terminal

### GETTING HERE

Travel choices to and from 3 Waterside Place are excellent.

Mode of Transport	Walking Time	Further Information	
Train	15 mins	Regular services to London Waterloo (1h 22 mins)	
Bus	1 min	Regular Quayconnect shuttle service to station (10 mins)	
Ferry	1 min	Regular services to Isle of Wight (10 mins) or Hythe (10 mins)	
Car	-	Directly next to A33 which is fed from M27. Parking ratio of 1:420 sq ft	
Plane	-	1 stop from Southampton Central with regular flights across Europe	





Choose Waterside Place to help your employees live their best lives by making it easy and convenient to make healthy choices as part of their normal working day.



## fitwel®

### WHAT IS FITWEL?

FITWEL IS A HIGH IMPACT BUILDING CERTIFICATION DESIGNED TO SUPPORT HEALTHIER WORKPLACE ENVIRONMENTS AND IMPROVE OCCUPANT HEALTH AND PRODUCTIVITY.

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

### FITWEL CERTIFICATION



# 2

Thanks for taking the stairs.

Enjoy the free workout and feel good that you've saved electricity





WATERSIDE PLACE  
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**Stoneham Golf Course** – consistently in top 100 in England



**Yacht Days on the Solent** – on-board entertaining



**St Mary's Stadium** – the excitement of Premiership football



**Private Charter Boat Trips** – self-hire for fun on the Solent



**Queen's Park** – green spaces



**The New Forest** – unspoiled heathland and forest



**Oxford Street** – vibrant choice of restaurants



**Westquay** – premier retailing destination on the South Coast, 130 shops including John Lewis and M&S

**MAINTAIN YOUR WORK/LIFE BALANCE**

Waterside Place not only offers a fantastic workplace environment, but the surrounding area is rich in options for connecting with colleagues and clients in an

alternative environment; whether an informal coffee in a quirky café, high end bar or restaurant, or adrenaline fuelled days of adventure on the water, there's plenty to get excited about...



## SPECIFICATION

- Re-modelled reception & stairwell
- New lifts
- New VRF air conditioning system
- New raised floors
- New suspended ceilings with LED lighting
- New shower and changing facilities
- New WCs
- New outdoor amenity space
- Secure bike storage

## Sustainability credentials

- Bike storage
- EV charging points
- Energy efficient lighting throughout
- Low flush WCs
- Water efficient taps and showers
- Sustainable construction material/techniques used

## Connectivity

- Up to 1GB available
- BT (copper and fibre)
- Vodafone (fibre)
- 5 star Ewave rating for network and mobile coverage

## Speed of entry

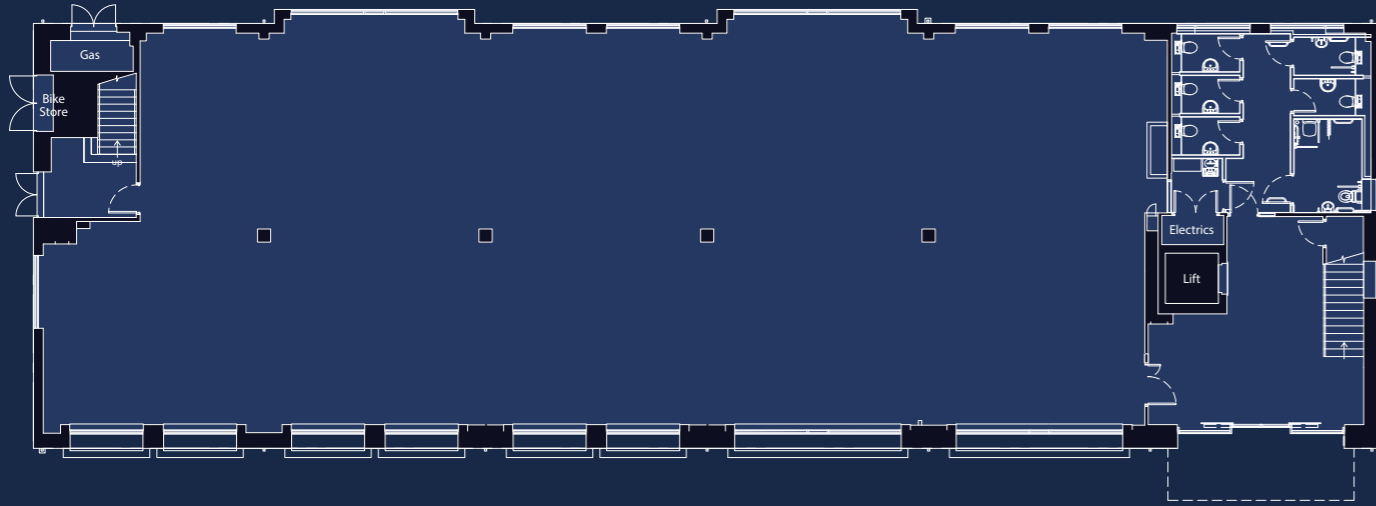
- Day 1 connectivity available  
(tenants can connect to the internet within 48 hours)
- Fit out options  
(accommodation can be provided fully fitted out & furnished)



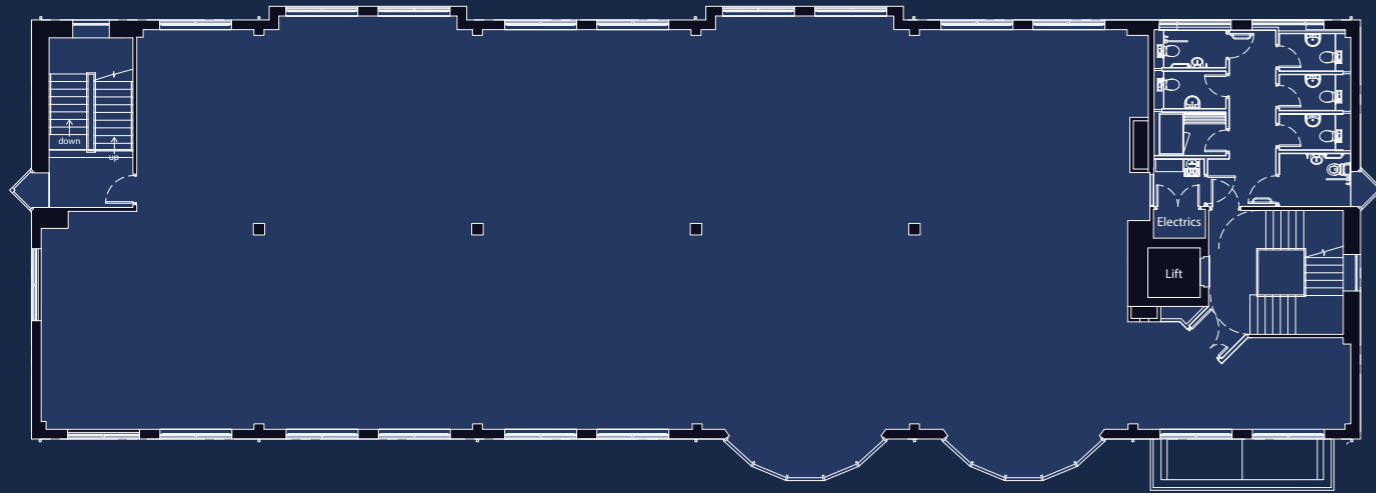


## ACCOMMODATION

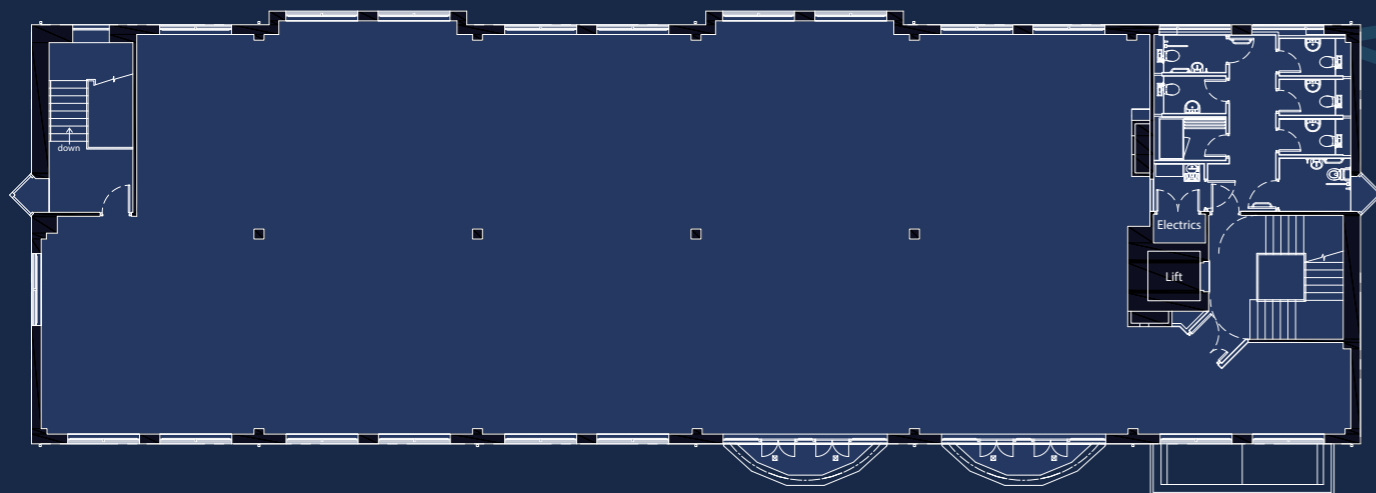
	SQ FT	SQ M
Ground floor	4,717	438.24



	SQ FT	SQ M
First/Second floor	5,446	505.91



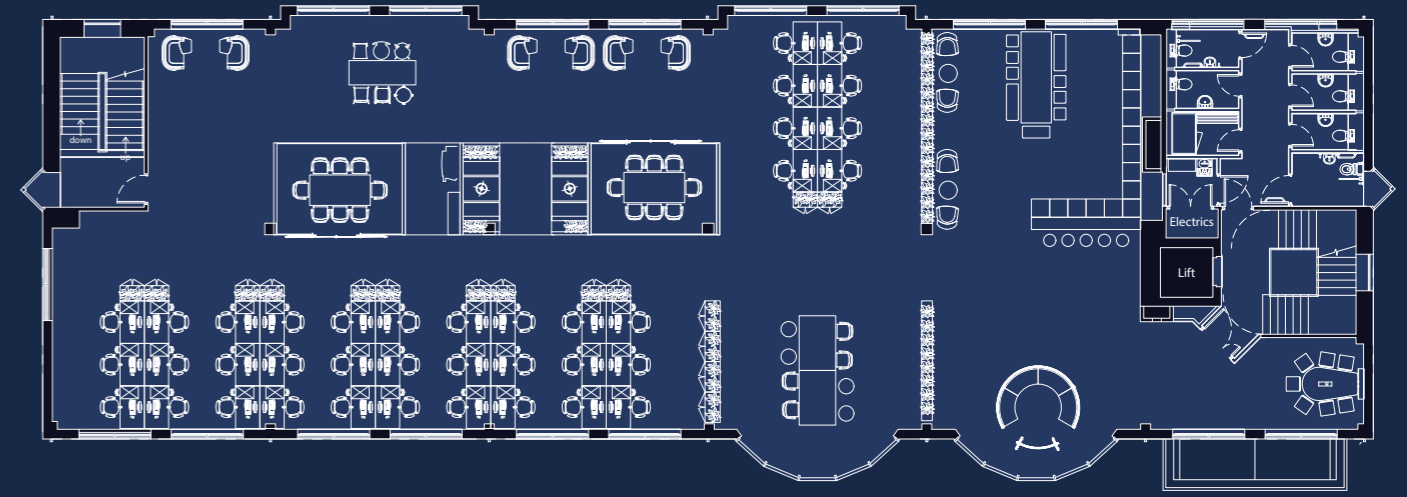
	SQ FT	SQ M
Third floor	5,241	486.93



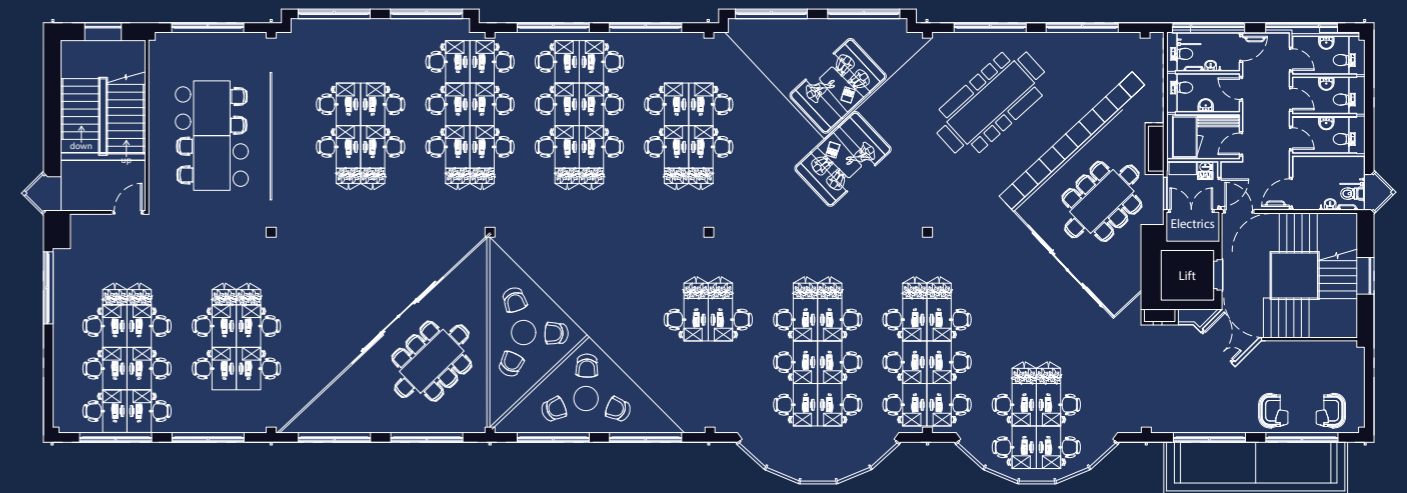
	SQ FT	SQ M
TOTAL	20,850	1,936.99

## SPACE PLANS

First floor - 38 desks



Second floor - 48 desks





WATERSIDE PLACE  
SOUTHAMPTON



Historic pubs – dating back to 1148



City walls – by Westquay Shopping Centre



Station – regular trains to London Waterloo



Bus service – to city centre and railway station



Red Jet Ferry – high speed service to the Isle of Wight



Ocean Village – Southampton Harbour Hotel & Spa



WATERSIDE PLACE  
SOUTHAMPTON  
SO14 2AQ

[watersideplace-southampton.co.uk](http://watersideplace-southampton.co.uk)



## RO REAL ESTATE

The Waterside Place estate is owned by RO Real Estate who are a family run property company with over 90 years of experience in business.

Proactive and reactive – our team will work with you to assist your business, we engage with our tenants regularly to ensure we are meeting their needs.

Health and wellbeing forms a core component of the RO Real Estate philosophy from Head Office right the way through the portfolio our employees and customers health and wellbeing is our priority.

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## CONTACT THE JOINT AGENTS TO DISCOVER MORE

**CBRE**

023 8033 8811  
[cbre.co.uk](http://cbre.co.uk)

EMMA LOCKEY  
02380 206 312  
07825 357 481  
[emma.lockey@cbre.com](mailto:emma.lockey@cbre.com)



023 8082 0900  
[vailwilliams.com](http://vailwilliams.com)

NIK COX  
02380 224 080  
07870 557 410  
[n.cox@vailwilliams.com](mailto:n.cox@vailwilliams.com)

## TERMS

New lease available directly from the Landlord.

## EPC

Available on request.