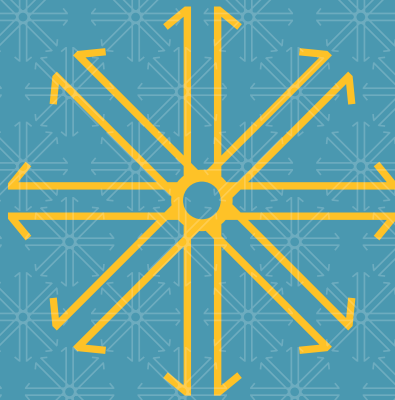


COMING SOON 2019



# ONE DORSET STREET

SOUTHAMPTON SO15 2DP  
OFFICES TO LET

# WHAT IS FITWEL?

One Dorset Street will be the first Fitwel certified building in Hampshire. The Fitwel scheme is the world's leading certification system that optimises buildings to support health.

Choose One Dorset Street to help your employees live their best lives by making it easy and convenient to make the healthy choice as part of their normal working day.



## MOVE MORE, FEEL GREAT.

- Safe, well-lit cycle storage area
- Brand new shower and changing facilities with spacious lockers
- Features to promote stair use
- Information on local health-promoting amenities



## A HEALTHY HAPPY COMMUNITY.

- Open-plan work space
- Annual sustainable travel survey
- Information on local healthy eating choices
- Attractive amenity spaces for all occupiers

## HEALTHIER BY DESIGN.

- Features to promote cleaner air throughout
- Low/zero VOC materials
- Active workstations
- Manual blinds for maximum exposure to natural light

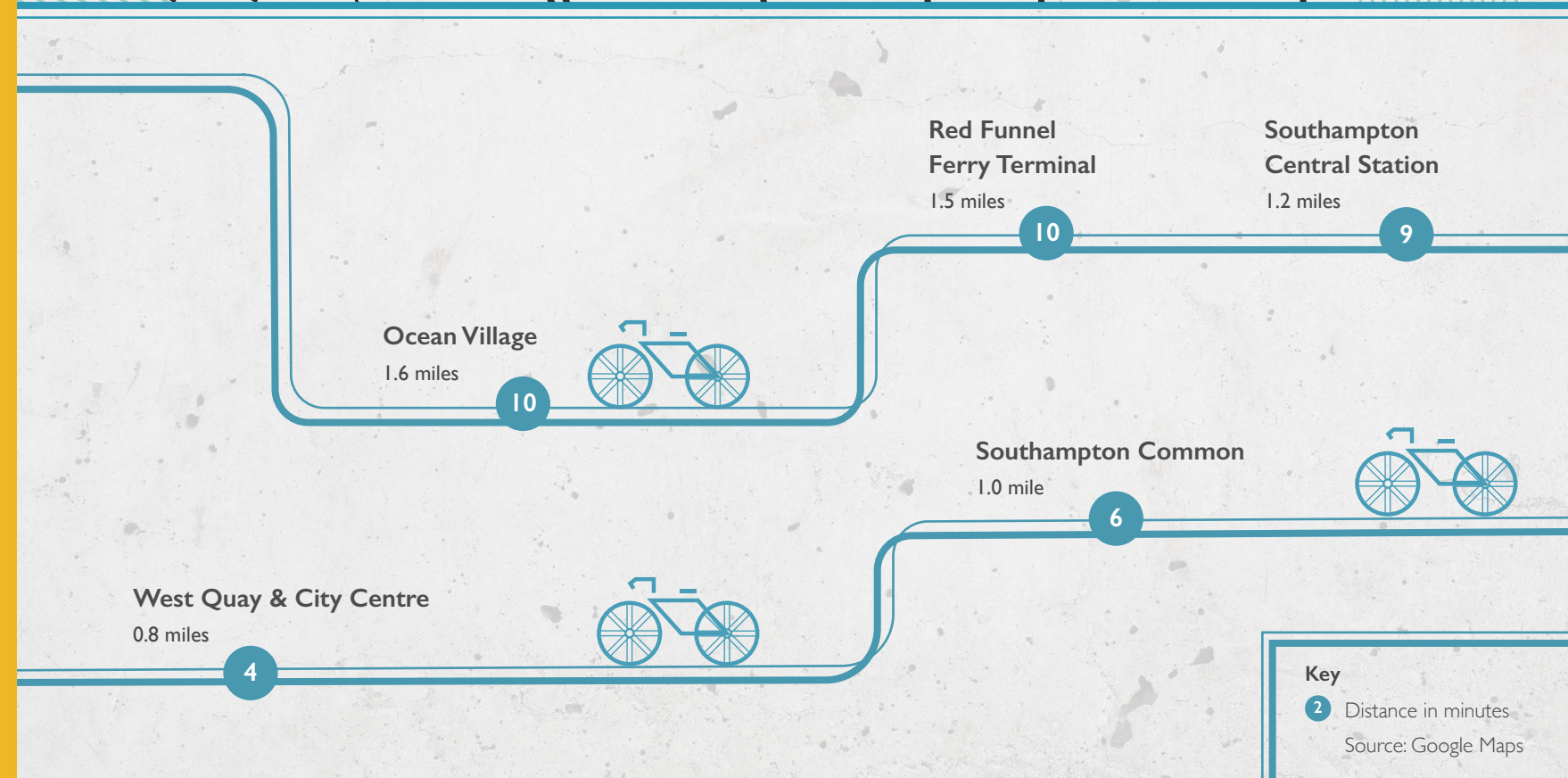
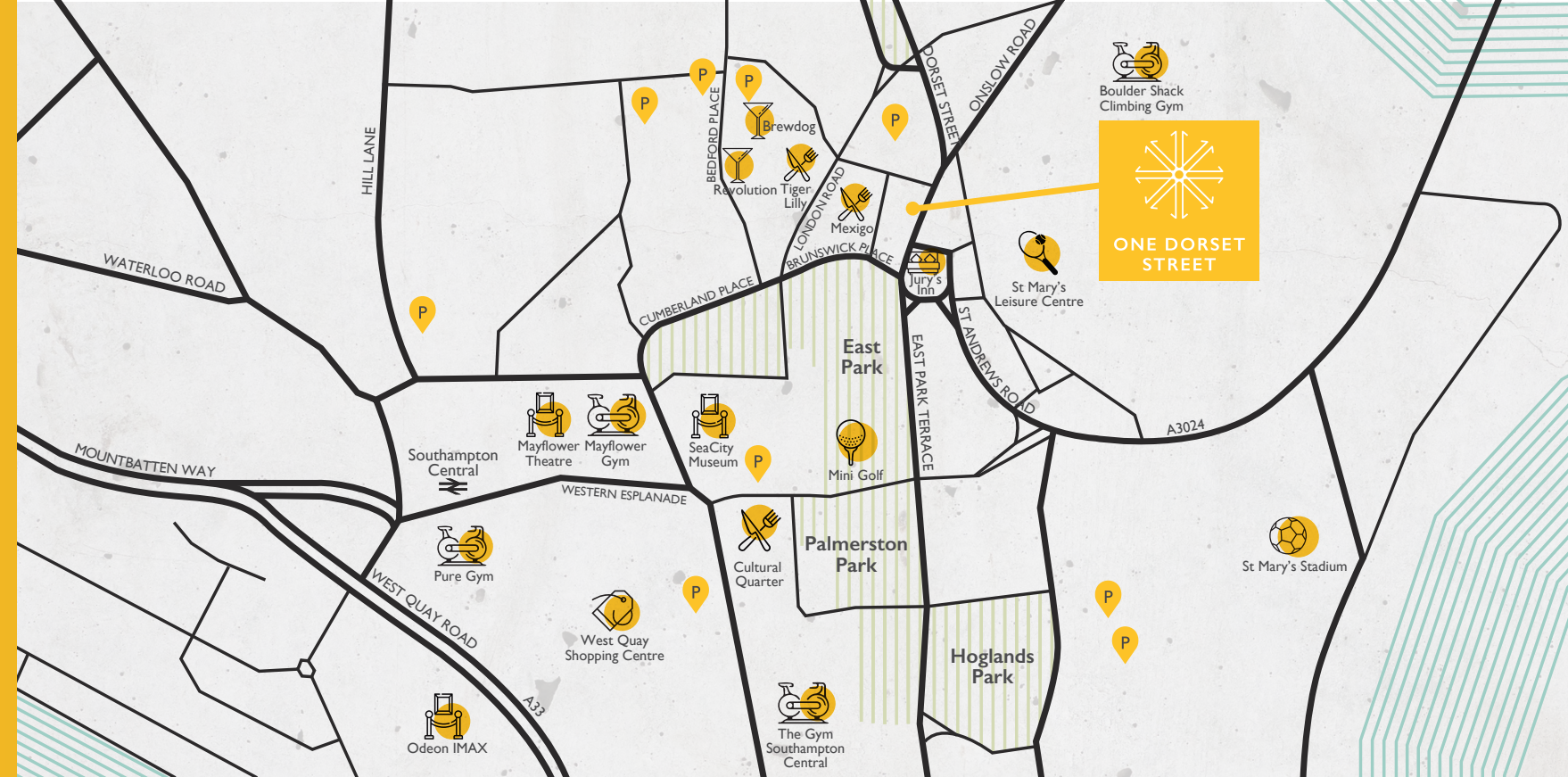




# YOU'RE CONNECTED.

Thanks to its central location, One Dorset Street is within just a few minutes walking or cycling from the city's key amenities, transport links and residential areas. In the immediate vicinity are two attractive parks, several gyms and healthy eating options. More leisure and retail options, as well as Southampton Central Station are all within an easy 20 minute walk – and of course it's even quicker by bike.

One Dorset Street is located on the western side of Dorset Street, which links to The Avenue (A33), the main arterial route north from the city connecting with the M3. To the south lies the Charlotte Place Roundabout, one of the main roundabouts on the inner ring road, which links through the city connecting with the M27 to both the east and west of the city.



**Key**  
 2 Distance in minutes  
 Source: Google Maps





# FEEL BETTER. WORK BETTER.

With a total floor area of 24,564 ft<sup>2</sup> (2,282 m<sup>2</sup>), this striking stand-alone office is in one of the most prominent parts of Southampton's main business district is currently being fully refurbished to a high standard to meet the requirements of the modern office occupier.

Ideally positioned within walking distance to many amenities including local parks and gyms, One Dorset Street will also be the first Fitwel-certified project in Hampshire and the South Coast. Employee wellness is an increasingly high priority for all modern businesses and this certification not only puts employees' health and wellbeing at the heart of the working environment, but also provides business with formal recognition of these benefits.

# THE SPACE.



First Floor 7,211 sq ft (670 sq m)



Second Floor 7,504 sq ft (697 sq m)



One Dorset Street offers flexible floor space to meet your size requirements from 3,000 sq ft. The barriered car park and safe cycle storage area – complete with a substantial new shower and changing area – leads directly to the main reception area.

The ground floor office suite benefits from direct access to the main reception, together with common areas. Stairs and a lift connect the upper floors.



13 cycle parking spaces



18 car parking spaces for the whole building



Electric charging point



Car pooling spaces

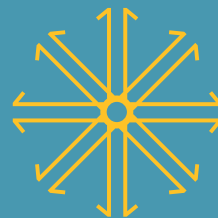


CCTV



Communal break out facilities





## ONE DORSET STREET

### TERMS

The premises are available on a new full repairing and insuring lease direct from the landlord. The accommodation is available on a floor by floor basis on terms to be agreed.

### FITWEL

Aiming for 2 star rated certificate

### EPC

This property has been graded as rating 72 C.

### VIEWING

Strictly by appointment through the joint sole agents:



**Nella Pang**  
07738 625 431  
Nella.Pang@eu.jll.com

### RENT

Available on request

### SERVICE CHARGE

Upon application

### RATEABLE VALUE

Upon application

### LEGAL COSTS

Each party to bear their own legal fees



**Nik Cox**  
07870 557 410  
ncox@vailwilliams.com

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