



CONTEMPORARY WATERFRONT OFFICE SPACE IN THE HEART OF **SOUTHAMPTON**

Town Quay | Southampton | SO14 2AQ





Tranquillity, convenience & city centre vibrancy all in one location

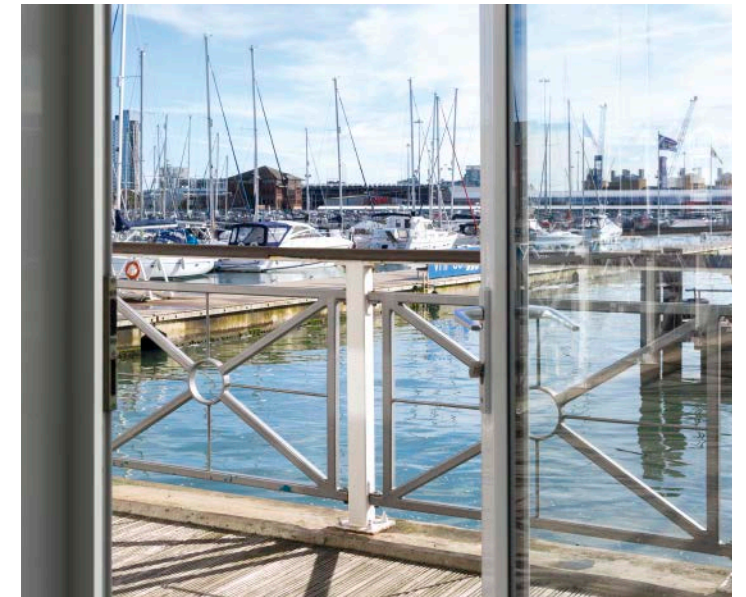
With 8,360 sq m (90,000 sq ft) of prime waterside office space, Town Quay provides a city centre business location second-to-none, offering an unrivalled view of Southampton's picturesque marina, excellent connectivity and impressive amenities.

- Contemporary waterfront offices in the heart of Southampton
- Excellent connectivity with on-site parking and bus service to the train station
- At the start of the QE2 mile and within walking distance to West Quay



Everything you need from an office

Located on the eastern 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.





Office accommodation

Town Quay offers a unique place to do business with amenities that are second-to-none, including a range of fantastic communal areas and an on-site Starbucks.

As a mixed-use development, Town Quay is suitable for a range of businesses and offers impressive business space of a very high standard – perfect 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 27.8 sq m (300 sq ft) up to 1,765 sq m (19,000 sq ft).

Refurbished offices include:

- Air conditioning
- Visitor and allocated car parking
- LED lighting
- Free use of gas cooker and BBQ area with stunning views across the marina
- Free bike hire
- Kitchen facilities
- Showers
- Suspended ceilings
- W/Cs
- Double glazing



The perfect location for businesses

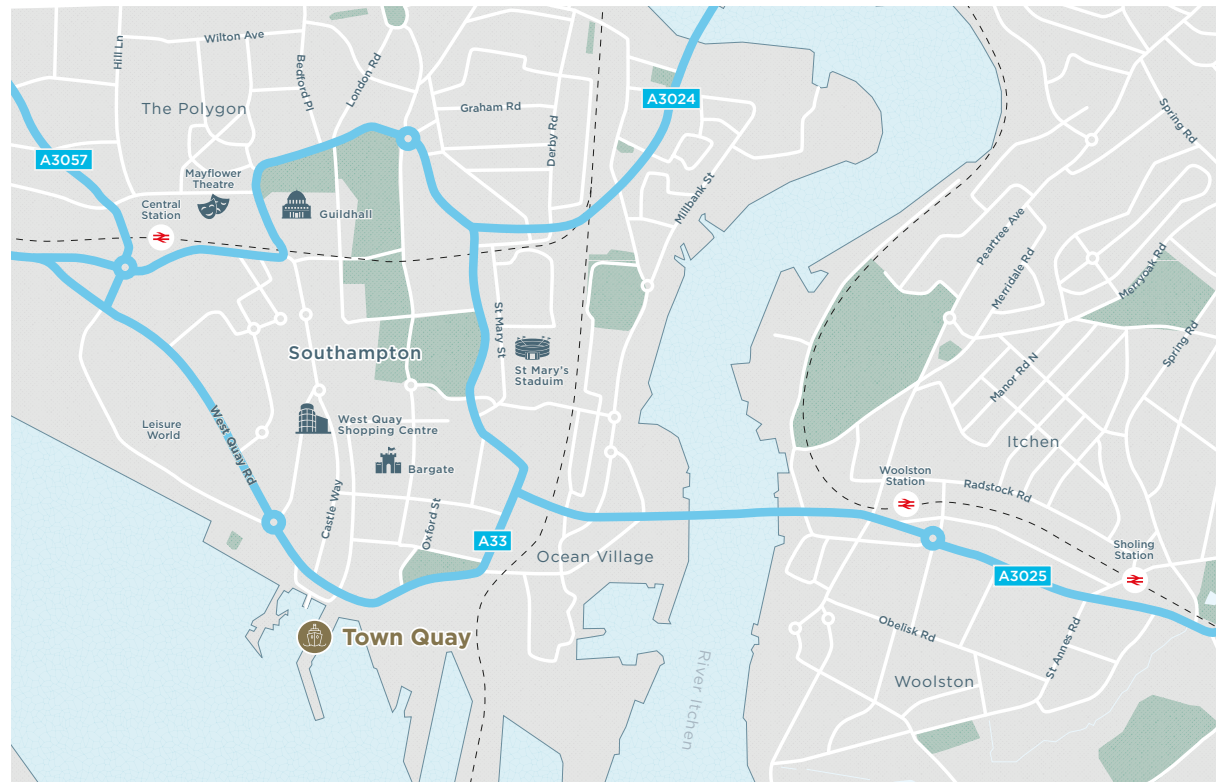
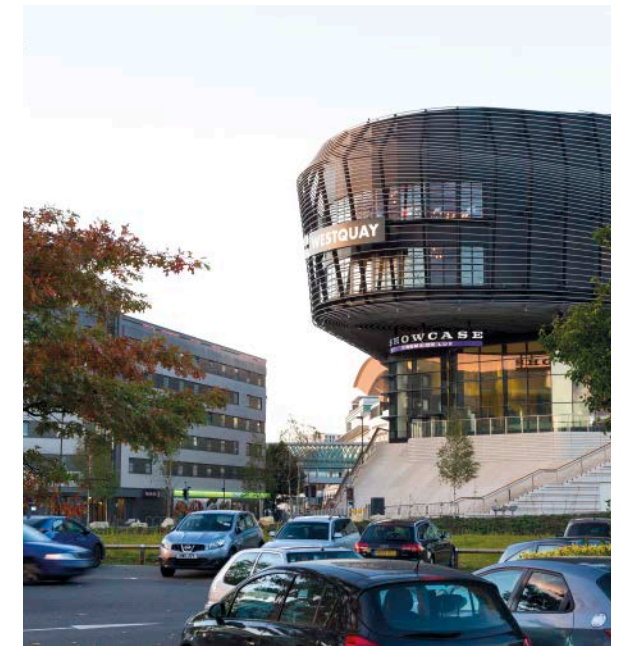
Well-connected office space

Situated on Southampton's waterfront just south of Southampton city centre, Town Quay is the perfect location for businesses to locate. Positioned in the heart of Southampton, it's just a short walk from the City's cultural quarter, West Quay Shopping Centre and a variety of restaurants, bars and theatres.

Town Quay offers 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.

Local development

The area has recently benefited from significant investment in the public realm, namely; the Platform for Prosperity highways upgrade, the West Quay Watermark leisure development, the Cultural Quarter's economic regeneration programme and the Bow Square residential community.





**TOWN
QUAY**
SOUTHAMPTON



“ If you’re searching for contemporary office space close to the city centre and with stunning views, look no further... ”



For further information, or to arrange a viewing, please contact:

E: propertysolutions@abports.co.uk

W: www.townquay.com

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