



Maritime Gateway, Western Esplanade, Southampton SO15 1QJ

**TO LET**

**PRIME CITY CENTRE OFFICE BUILDING**

**11,402 - 69,614 Sq Ft**  
**(1,059 - 6,467 Sq M)**

# Maritime Gateway, Western Esplanade, Southampton S015 1QJ

## DESCRIPTION

A prime mixed use development on a 4.8-acre site opposite Southampton Central Railway Station. It will include a 69,614 sq ft Grade A office, 600 homes, 7,000sqft of F&B and leisure and over 86,000sqft of public realm. There will be a new walkway leading towards the waterfront (International Maritime Promenade) and new Maritime Gardens and Central Park improving biodiversity. ESG is at the heart of the design with the scheme targeting net zero carbon construction, 500+ bicycle racks and 100+ parking spaces all with EV charging points.

- ✔ Grade A office space with flexible floorplate design
- ✔ Energy Efficient - targeting EPC A rating
- ✔ Sustainable Design - targeting BREAM Excellent
- ✔ Landscaped podium gardens and 7th floor roof terrace
- ✔ 46 EV charging points
- ✔ Cycle, shower & changing facilities

## LOCATION

A major mixed use development located at the heart of Southampton city centre and directly to the south of Southampton Central Train Station. The scheme will form the gateway to the Mayflower Quarter regeneration scheme. Accessible via Western Esplanade and Harbour Parade, there are an abundance of cafes, bars, restaurants and leisure facilities all within walking distance.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Reception	2,319	215
2nd to 6th floor offices	11,402	1,059
7th floor office	2,890	268
7th floor club lounge	1,984	184
7th floor roof terrace	5,411	503
<b>Total</b>	<b>69,614</b>	<b>6,467</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

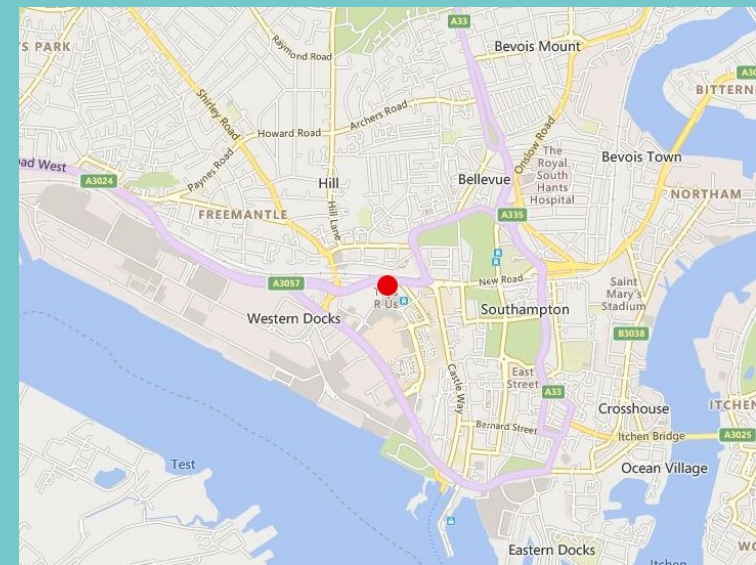
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.vo.a.gov.uk](http://www.vo.a.gov.uk).

## TERMS

Prime Grade A office space available on a pre-let only basis.



<https://maritimegateway.co.uk/>

[lsh.co.uk](http://lsh.co.uk)

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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