

GROUND
FLOOR PRE LET
TO RAMBOLL



TWENTY3

BRUNSWICK PLACE

12,669 - 52,272 SQ.FT.
SOUTHAMPTON'S BEST NEW WORK SPACE
SO15 2AQ

www.23brunswick.co.uk



Twenty3 Brunswick Place is being comprehensively reconfigured and refurbished throughout. Once completed, it will offer the highest quality sustainable design to BREEAM Excellent, the only available office building of its kind in Southampton.

The state of the art specification has substantial benefits for occupiers, keeping running costs low whilst helping them meet their corporate and social responsibility.



A **private roof terrace** with fantastic views overlooking the park towards Southampton water.

New features will include a large, open and welcoming reception area, dynamic business lounge with break out spaces for the exclusive use of our tenants, a wellness and collaboration area and dedicated secure cycle storage and shower facilities.

On the fourth floor a brand new extension will create a unique high grade office space with a private roof terrace offering fantastic views over the park towards Southampton water.

Internally the offices and all common parts will be comprehensively refurbished to include new highly efficient M&E and contemporary finishes of the highest quality and cleverly redesigned to enable sub-division on a floor-by-floor basis.

The building is served by a single main stair and lift core, containing three lifts for ground to third floors and two lifts serving the basement and fourth floors.

The impressive new ground floor reception extension will consist of full height glazing and metal clad panels with power assisted metal framed glazed doors, leading through to a stylish Silestone reception desk.

An eye-catching, sustainable 'living' wall, informal meeting booths, coffee station and laptop bar will deliver an informal but well-appointed business lounge. This will be further enhanced on the first floor by a wonderful winter garden featuring raised planters containing artificial plants and externally with new planting will be introduced along with new building signage.



Informal meeting booths, coffee station and laptop bar will deliver an informal but well-appointed **business lounge.**

SPECIFICATIONS

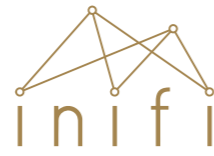
The highest quality and specification of any office development in Southampton.

BREEAM: Targeting excellent

Achieving BREEAM excellent would put Twenty3 in the top 10% of buildings for sustainability performance and the only available BREEAM excellent building in the region.

Superfast internet connectivity

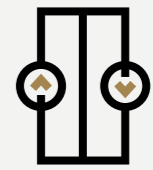
We have partnered with Inifi to make Twenty3 a superfast connected building.



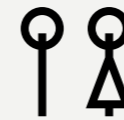
Ceiling height
- minimum 2.7m on all floors



Raised floor 200mm, (approx.)
excluding part of fourth floor which
is 100mm (approx.)



3 lifts serving ground to third
floors and 2 lifts serving
basement and fourth floor



Washrooms with touch free
taps and soap dispensers



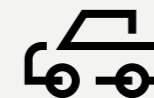
6 shower cubicles in locker
room plus a drying room



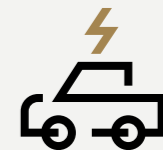
Comfort heating
/ cooling system



62 cycle spaces



A total of 49 car parking spaces



8 electric car charging points,
with option for more if required



Roof terrace on fourth floor



Coffee station located
on the ground floor



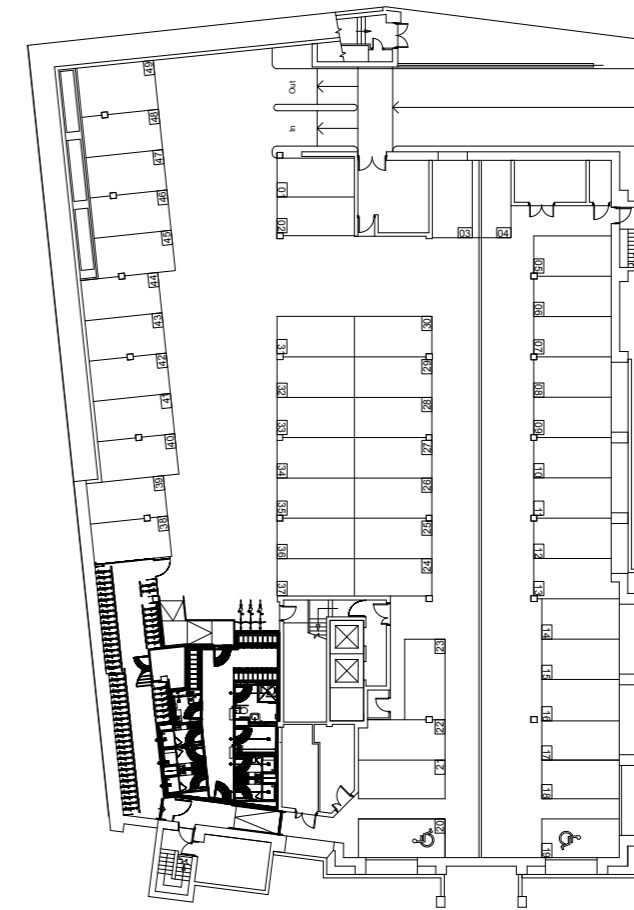
Business lounge to the right
of the reception desk

SCHEDULE OF AREAS

Twenty3 offers flexible floors from **12,669 - 52,272 sq.ft.**

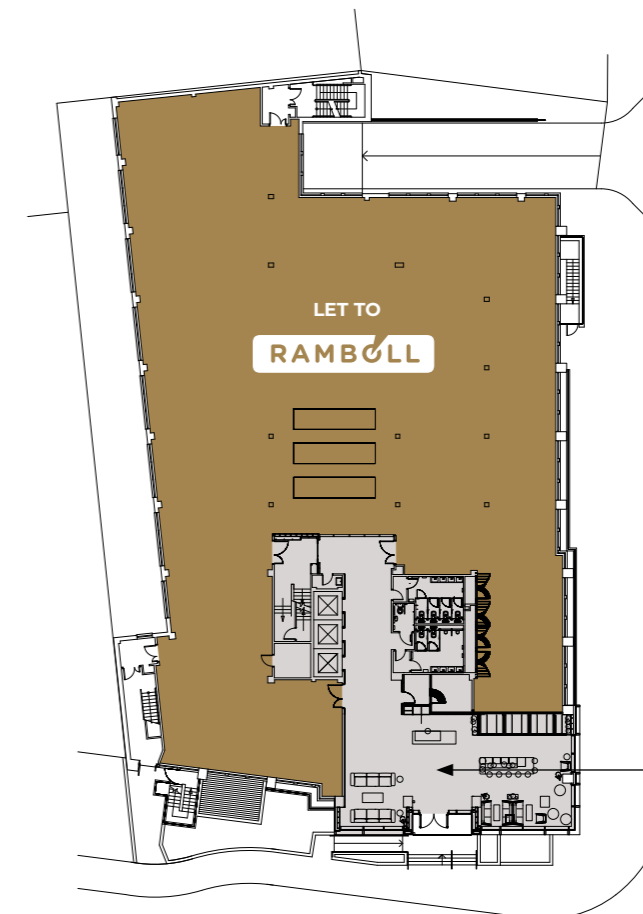
	SQ.FT.	SQ.M.
GROUND FLOOR LET TO RAMBOLL	-	-
FIRST FLOOR	12,669	1,177
SECOND FLOOR	13,110	1,218
THIRD FLOOR	13,424	1,247
FOURTH FLOOR	13,069	1,214
TOTAL AVAILABLE	52,272	4,856
BUSINESS LOUNGE	1,485	138
TERRACE	322	30

Floor areas will be remeasured on completion of the works in line with IPMS3.



BASEMENT

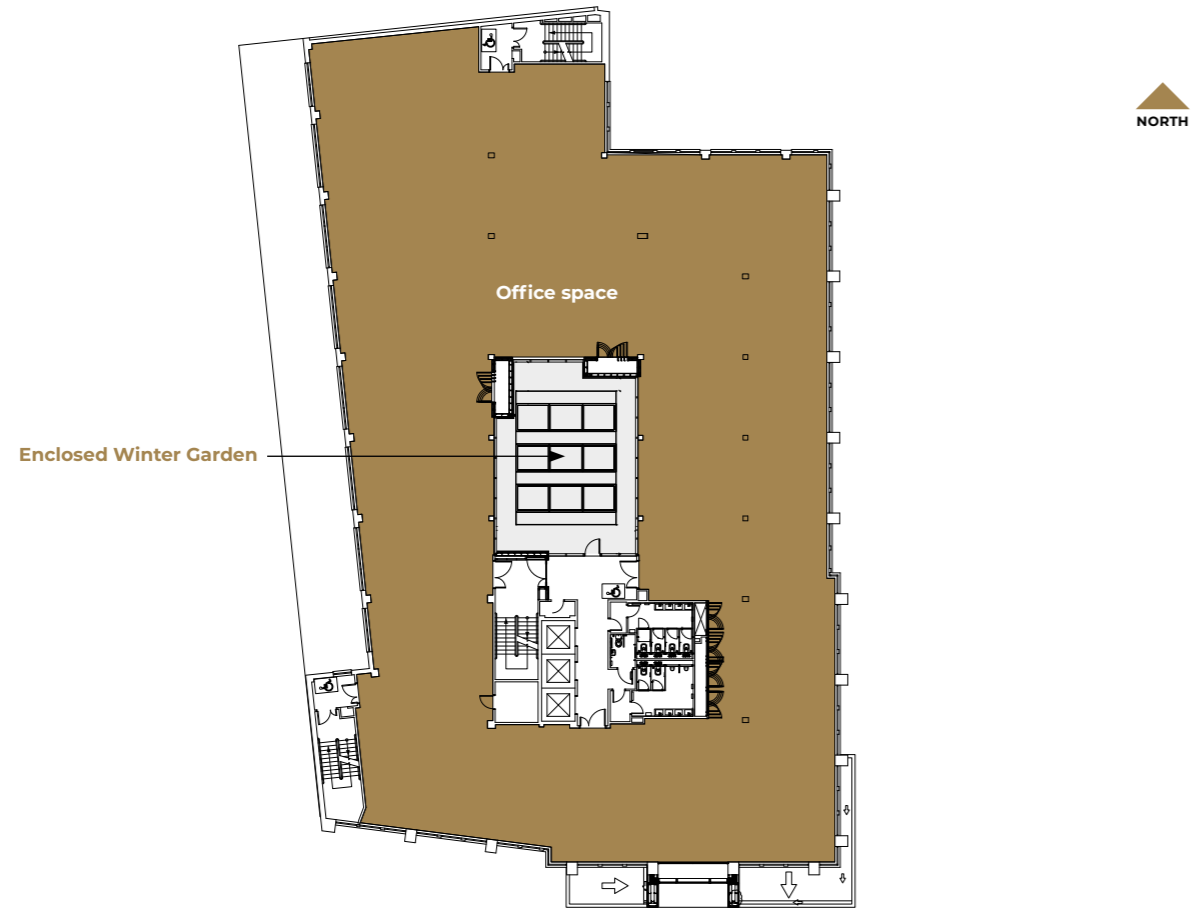
49 spaces



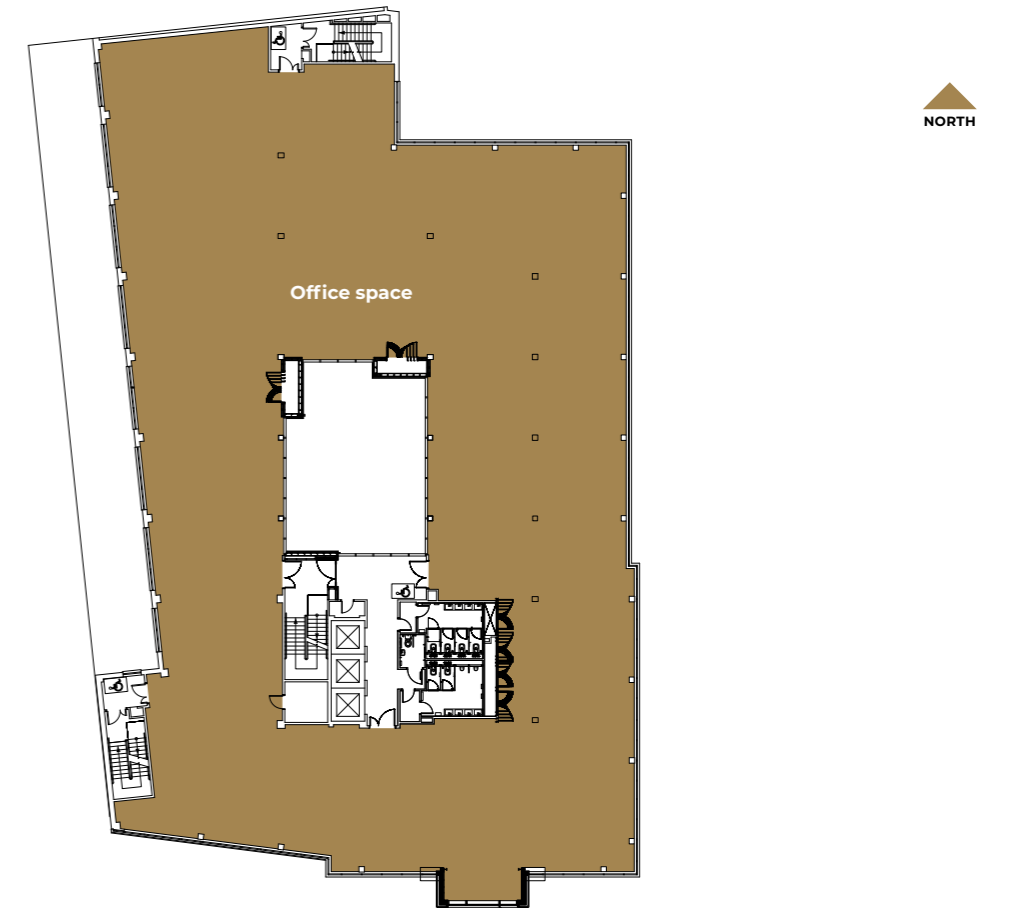
GROUND FLOOR LET TO RAMBOLL

SQ.FT.	SQ.M.
12,056	1,120

Reception and Business Lounge available for use by occupiers



	SQ.FT.	SQ.M.
FIRST FLOOR	12,669	1,177



	SQ.FT.	SQ.M.
THIRD FLOOR	13,424	1,247



	SQ.FT.	SQ.M.
SECOND FLOOR	13,110	1,218



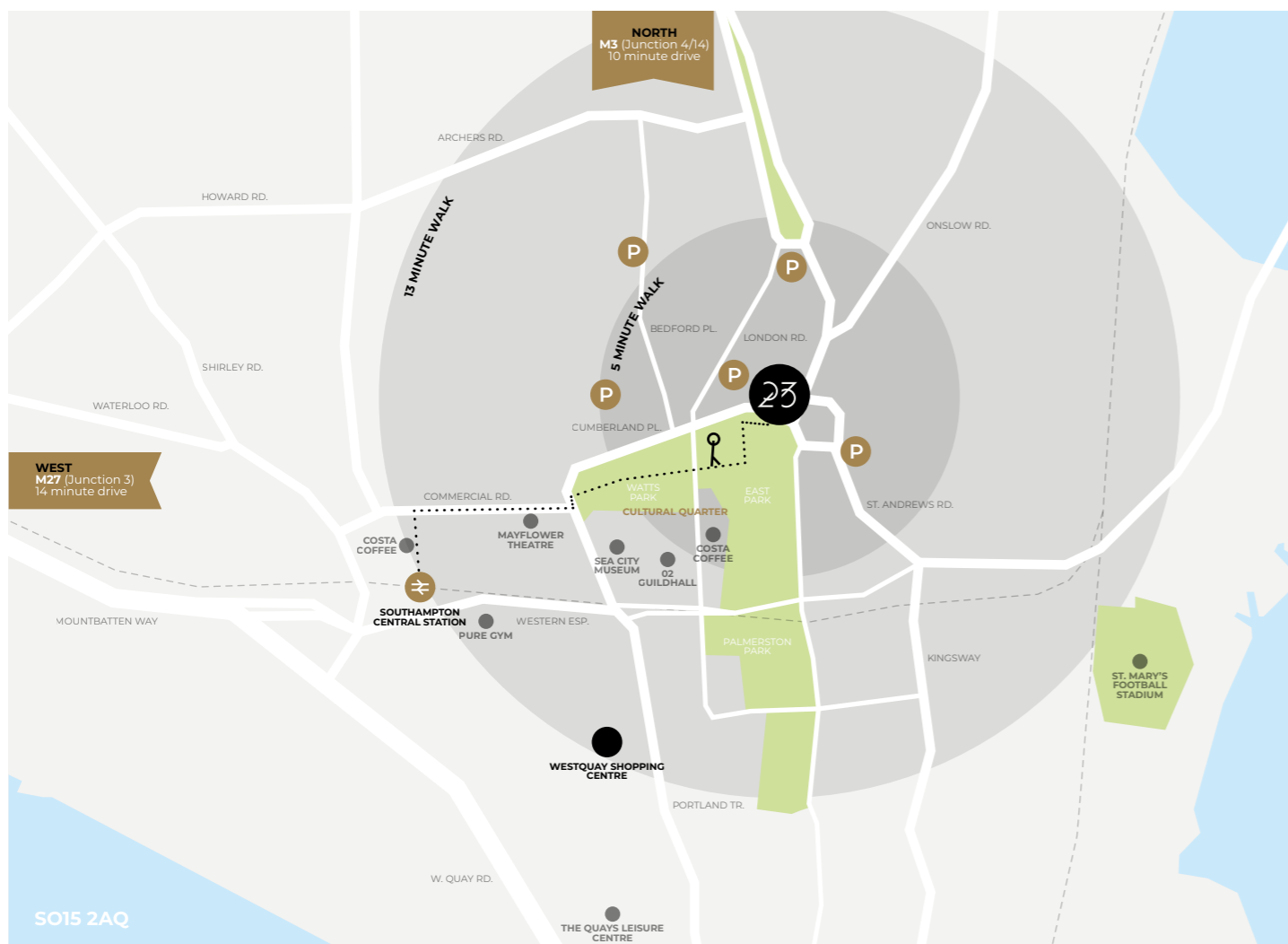
	SQ.FT.	SQ.M.
FOURTH FLOOR	13,069	1,214

LOCATION

Twenty3 is ideally situated within walking distance of a wide range of amenities that include shops, bars, restaurants, galleries, gyms, as well as all major transport links.

It is also directly opposite East Park, one of Southampton's most outstanding green spaces, and just a pleasant 13 minute walk away from Southampton Central Station.

By car, Twenty3 connects directly to the A33, the main arterial route north from the city, where it connects directly to the M3 at junction 4. Heading south through the city the inner ring road links to the M27 providing easy access to the South East and South West respectively.



CONNECTIONS



Southampton Central Station 13 minutes	Red Funnel Red Jet 26 minutes	West Quay Shopping Centre 12 minutes	Cultural Quarter 5 minutes	London Road 3 minutes	Ocean Village 28 minutes
--	---	--	--------------------------------------	---------------------------------	------------------------------------



Southampton Central Station 4 minutes	Red Funnel Red Jet 8 minutes	West Quay Shopping Centre 3 minutes	Cultural Quarter 2 minutes	St Mary's Stadium 8 minutes	Ocean Village 10 minutes
---	--	---	--------------------------------------	---------------------------------------	------------------------------------



Southampton Airport 12 minutes	Winchester 24 minutes	Portsmouth 30 minutes	Basingstoke 40 minutes	London 118 minutes
--	---------------------------------	---------------------------------	----------------------------------	------------------------------



Southampton Airport 7 minutes	Winchester 17 minutes	Portsmouth 42 minutes	Basingstoke 34 minutes	Woking 53 minutes	London Waterloo 84 minutes
---	---------------------------------	---------------------------------	----------------------------------	-----------------------------	--------------------------------------



Edinburgh 80 minutes	Glasgow 80 minutes	Belfast City 90 minutes	Guernsey 55 minutes
--------------------------------	------------------------------	-----------------------------------	-------------------------------



AMENITIES

London Road

- 1 - Tesco Express
- 2 - Starbucks
- 3 - Subway

Bedford Place

- 4 - Halladay's Tea Rooms
- 5 - Sainsburys Local

Other

- 6 - East Park
- 7 - Watts Park
- 8 - Solent Sports Complex
- 9 - Mountbatten Library
- 10 - Southampton City Art Gallery
- 11 - Solent Showcase Art Gallery
- 12 - Jurys Inn Southampton
- 13 - Kings Park Road Car Park
- 14 - Compton Walk Car Park
- 15 - Post Office
- 16 - Ordnance Road Car Park
- 17 - Bedford Place Car Park
- 18 - Muse Coffee Co

SOUTHAMPTON



Southampton is home to over **254,000 people**.

Most recent data (2018) estimates the Southampton economy to be worth **£7.7 billion**. Economic growth up to this point was healthy, with GVA(B) increasing by 2.8% between 2017 and 2018. Additionally, GVA(B) per head of population in Southampton (£30,419) was higher than the national average (£29,356) in 2018*.

41% of the Southampton population is qualified to degree level, and with **two universities** it has an excellent talent pool.

From 2011 – 2018 there was a **37% increase in business** in Southampton, higher than the England (30%) and South East (23%) averages.

The Solent Economic Recovery Plan also provides Experian forecast data (June 2020). Southampton GVA (million) estimated at **£8.072 billion** in 2019.

Southampton is bidding for the **City of Culture 2023**.

You are in very good company as other **major employers** that call Southampton home include:

Quilter



*This data is taken from the ONS Regional Accounts.

18



19

Terms: Available on a new lease

Rent: On application

Service Charge: A service charge will be payable. Full details on request

Rates: The building will be reassessed on completion of the works

All enquiries to joint sole agents



Emma Lockey
emma.lockey@cbre.com
07825-357481

Russell Mogridge
rmogridge@vailwilliams.com
07815-737175

Twenty3
Brunswick Gate
Southampton
SO15 2AQ
www.23brunswick.co.uk

CBRE Limited and Vail Williams LLP on its behalf and for the Vendors or Lessors of this property who's Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of CBRE Limited or Vail Williams LLP has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

February 2022