

**TO LET**  
**FIRST FLOOR OFFICE IN HAMPSHIRE**



**ONE DORSET  
STREET**

**ONEDORSETSTREET.CO.UK**





# Feel better, work better.

With a total floor area of 24,564 sq ft (2,282 sq m), this striking stand-alone office is in one of the most prominent parts of Southampton's main business district. It has been 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 is 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 businesses with formal recognition of these benefits.









# Specification

- New reception
- Business lounge and visitor meet and greet
- Network and mobile coverage, Ewave 4 stars
- Refurbished four-pipe fan coil air conditioning
- Fully accessible raised floor with a minimum 150mm clear void
- Mineral fibre tile suspended ceilings
- Open plan flexible floorplate, easily divisible to accommodate up to 4 splits per floor
- Two 10-person passenger lifts
- Male, female and disabled WCs on each floor
- Dedicated male and female shower facilities with changing areas

# Sustainability

- Intelligent LG7 compliant LED lighting with energy efficient automatic controls
- 2 electric car charging points
- BREEAM rating of 'Good'
- EPC rating B
- 2 Star Fitwel accreditation
- Secure storage for 13 cycles
- Low flush WC's and water efficient taps and showers





# Flexible office

One Dorset Street offers flexible floor space from 1,386 sq ft to 16,894 sq ft.

The new inspirational reception and business lounge area have been created on the ground floor which is managed by a receptionist.

One Dorset Street benefits from a barriered car park and secure enclosed cycle storage, complete with exclusive new showers and changing facilities. Security and wellbeing have been considered at the highest level.

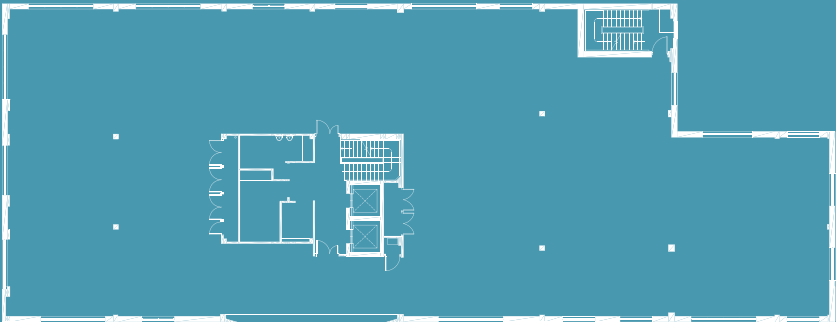
## Floor areas

Floor	Sq ft	Sq m
Ground	2,883	268
First	7,679	713
Third	4,346	403
Total	14,908	1,384

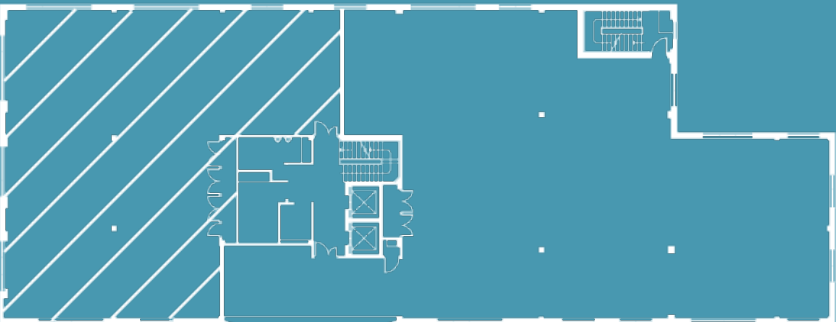
Ground Floor 2,883 sq ft (268 sq m)



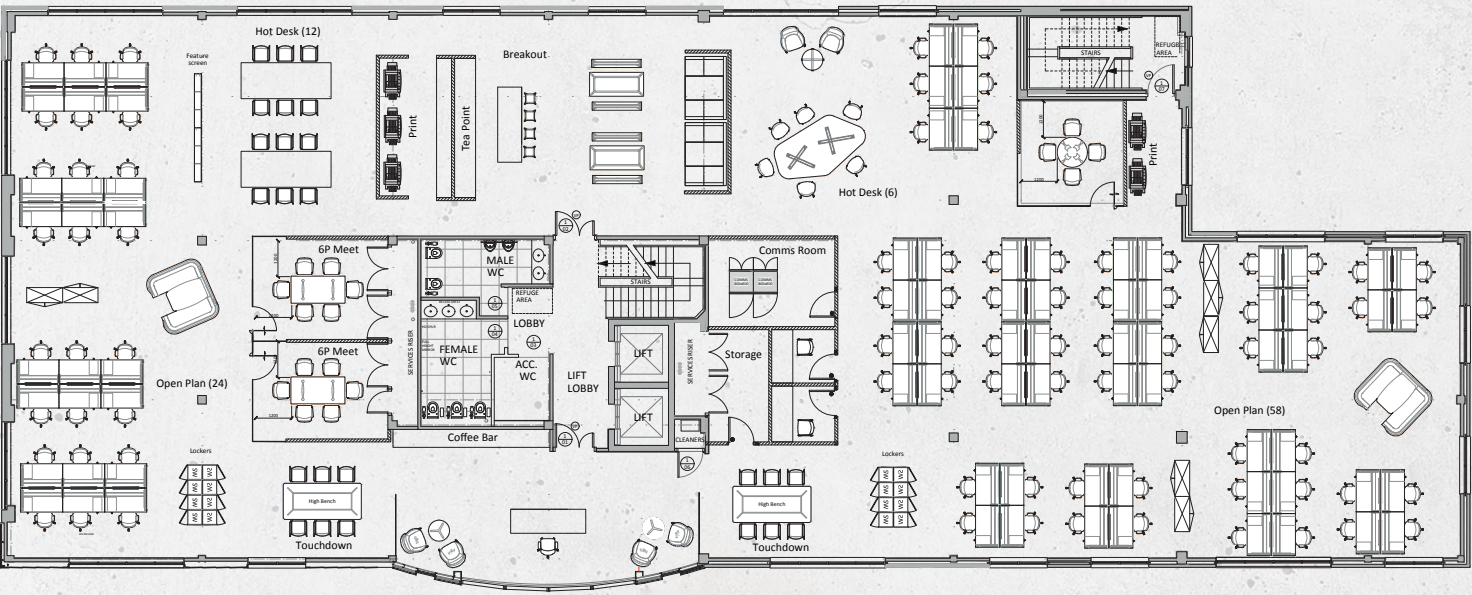
First Floor 7,679 sq ft (720 sq m)



Third Floor 4,346 sq ft (403 sq m)



Example space plan - open plan - approx 100 capacity



Meet & greet 1

Open plan desks 82

Hot desks 18

Touchdown 12

Tea point 1

Meeting room 3







13 secure cycle  
parking spaces &  
maintenance area



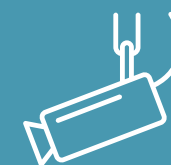
On site secure  
car parking



2 electric  
charging points



Dedicated shower  
and changing facilities



CCTV



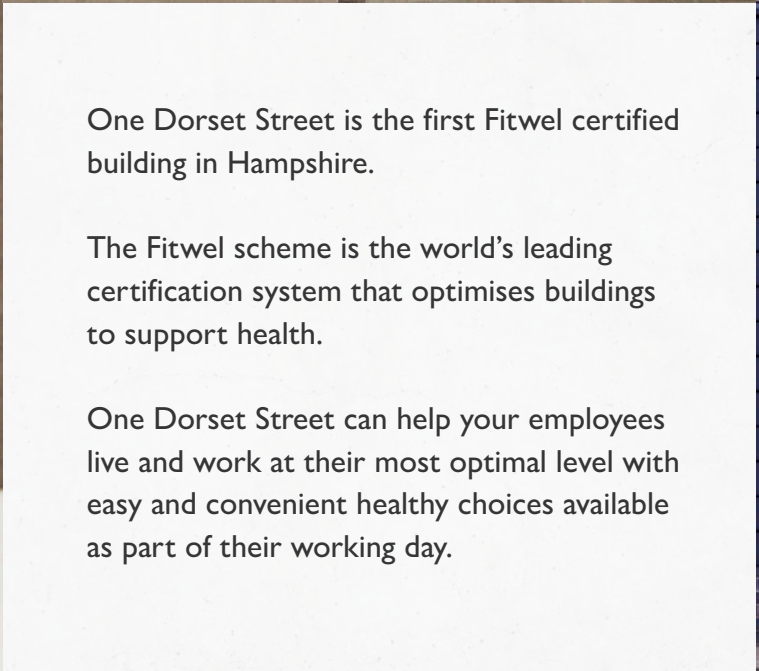
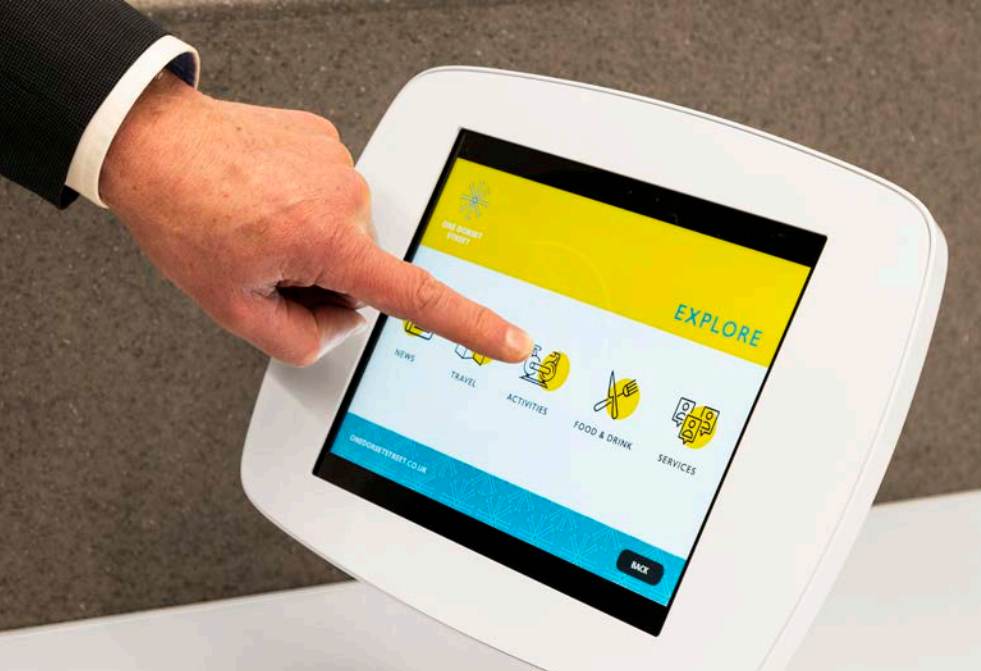
Communal break  
out facilities



# What is Fitwel?

Fitwel is a high impact building certification designed to support healthier workplace environments and improve occupant health and productivity.

ONE DORSET STREET  
FITWEL CERTIFICATION









# What's in the area?

Thanks to its central location, One Dorset Street is within just a few minutes walk or cycle 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 17 minutes 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.



			
<b>East Park</b> 0.2 miles	<b>West Quay &amp; City Centre</b> 0.8 miles	<b>Southampton Airport</b> 3.2 miles	<b>Southampton Airport</b>
<b>Watts Park</b> 0.3 miles	<b>Southampton Common</b> 1.0 mile	<b>Winchester</b> 12.2 miles	<b>Winchester</b>
<b>Mayflower Theatre</b> 0.5 miles	<b>Southampton Central Station</b> 0.8 miles	<b>Portsmouth</b> 22.1 miles	<b>Basingstoke</b>
<b>West Quay</b> 0.7 miles	<b>Red Funnel Ferry Terminal</b> 1.5 miles	<b>Basingstoke</b> 31.5 miles	<b>Woking</b>
<b>Southampton Central Station</b> 0.8 miles	<b>Ocean Village</b> 1.6 miles	<b>Central London</b> 79.1 miles	<b>London Waterloo</b>

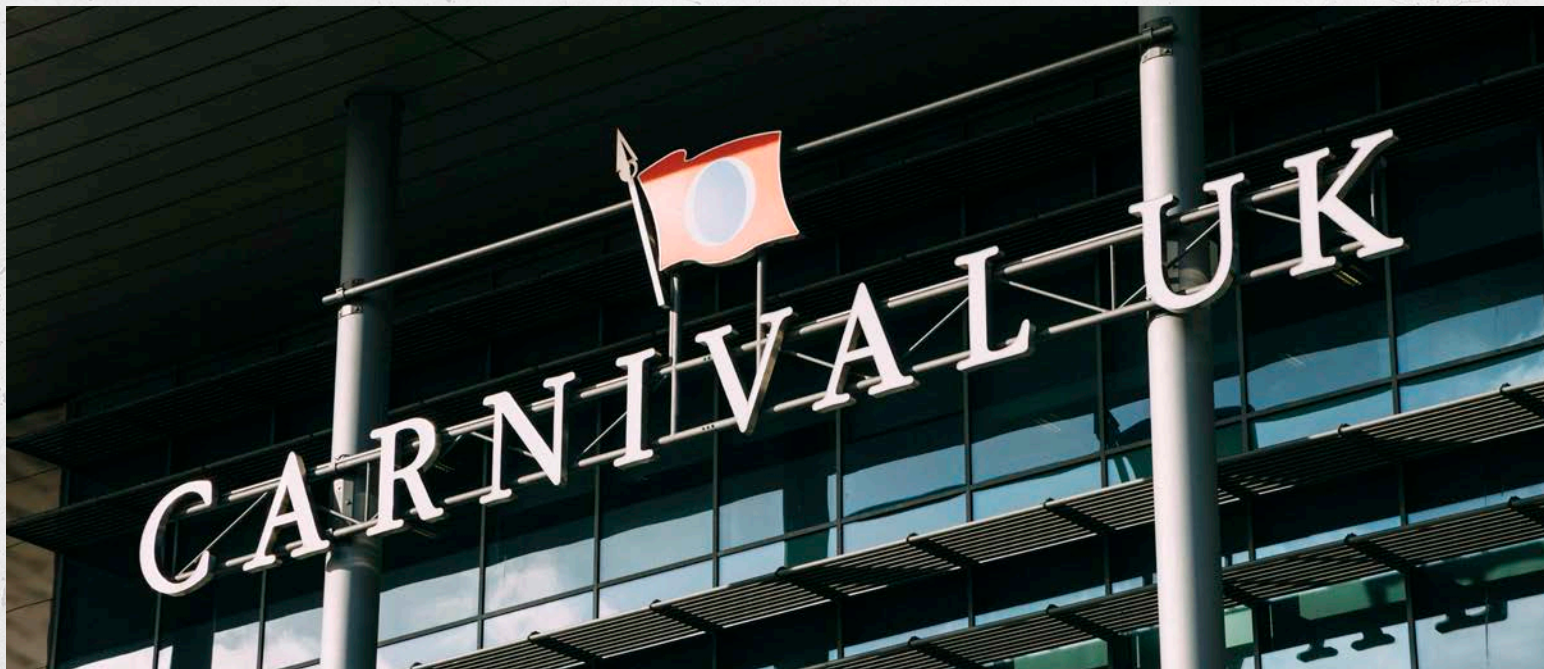












# You're in good company

The Southampton region is home to some of the most famous household names in the UK, such as Cunard, P&O, Ordnance Survey, Garmin and B&Q and boasts an impressive skills offer to any business looking to relocate and/or expand their operations in the city.

And you will be in good company as the following all have a presence in the city centre:

Carnival UK  
Quilter  
Capita  
PwC  
Smith & Williamson  
Paris Smith  
Womble Bond Dickinson  
BDO

The city has two high calibre institutions offering an immense array of expertise, support and resources for your business to benefit from.







## Terms

The premises are available on a new full repairing and insuring lease direct from the landlord.

## EPC

This property has been graded as a B.

## Rent

Available on request.

## Service charge

Upon application.

## Legal costs

Each party to bear their own legal fees.

## Rateable value

Upon application.

One Dorset Street  
Southampton  
SO15 2DP





# #FEELBETTERWORKBETTER

Viewing strictly by appointment through the joint sole agents:

**Lambert  
Smith  
Hampton**

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