

TO LET

FULLY FITTED OFFICES - READY TO OCCUPY



ONE DORSET
STREET

ONEDORSETSTREET.CO.UK

Description

Striking stand-alone office in the most prominent part of Southampton's main business district.

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

Fitted Specification

- Ready for immediate occupation
- Furnished and cabled workstations
- Fully fitted kitchen & break out space
- Informal meeting pods
- Fitted meeting rooms
- LED lighting with energy efficient automatic controls
- Refurbished four-pipe fan coil air conditioning
- Business lounge & visitor meet & greet
- Network and mobile coverage, Ewave 4 stars
- EPC rating B



Communal break out facilities



Dedicated shower and changing facilities



2 electric charging points



On site secure car parking



CCTV

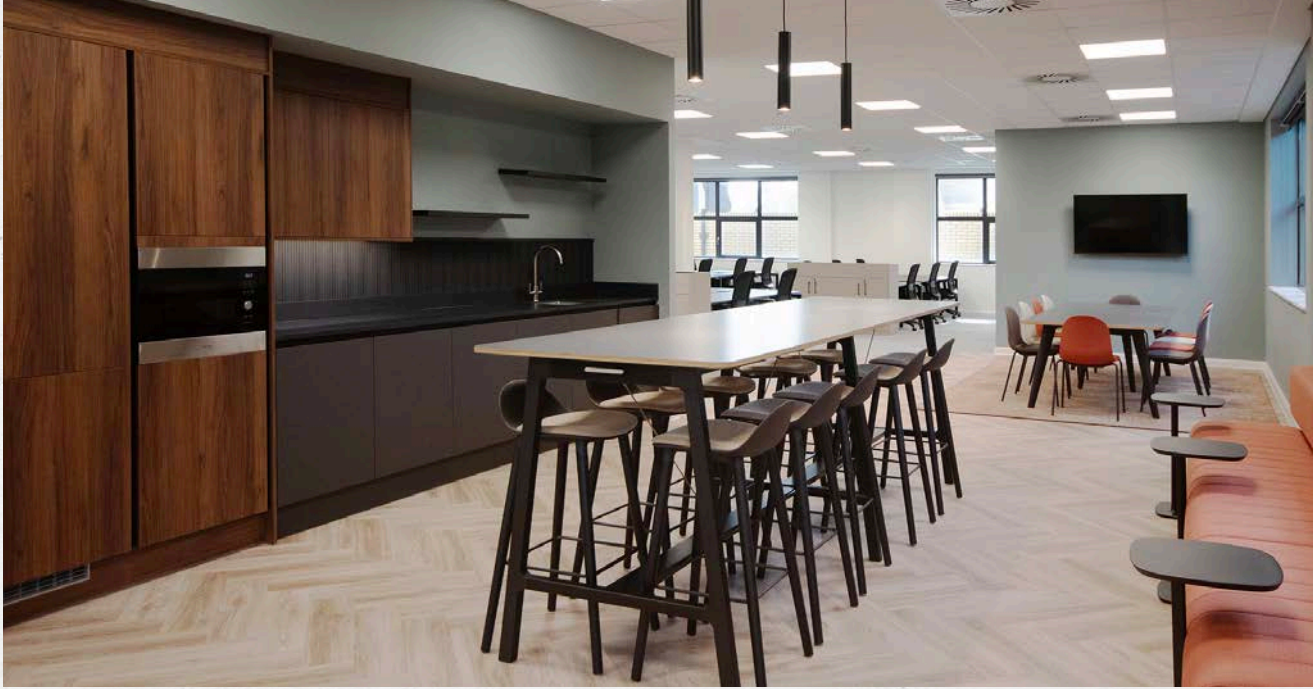


13 secure cycle parking spaces & maintenance area

One Dorset Street is the first Fitwel certified building in Hampshire.

The Fitwel scheme is the world's leading certification system that optimises buildings to support health.





Fully fitted and furnished office suites

One Dorset Street offers two fully fitted suites refurbished to a high standard on the ground and first floors.

Floor areas[†]

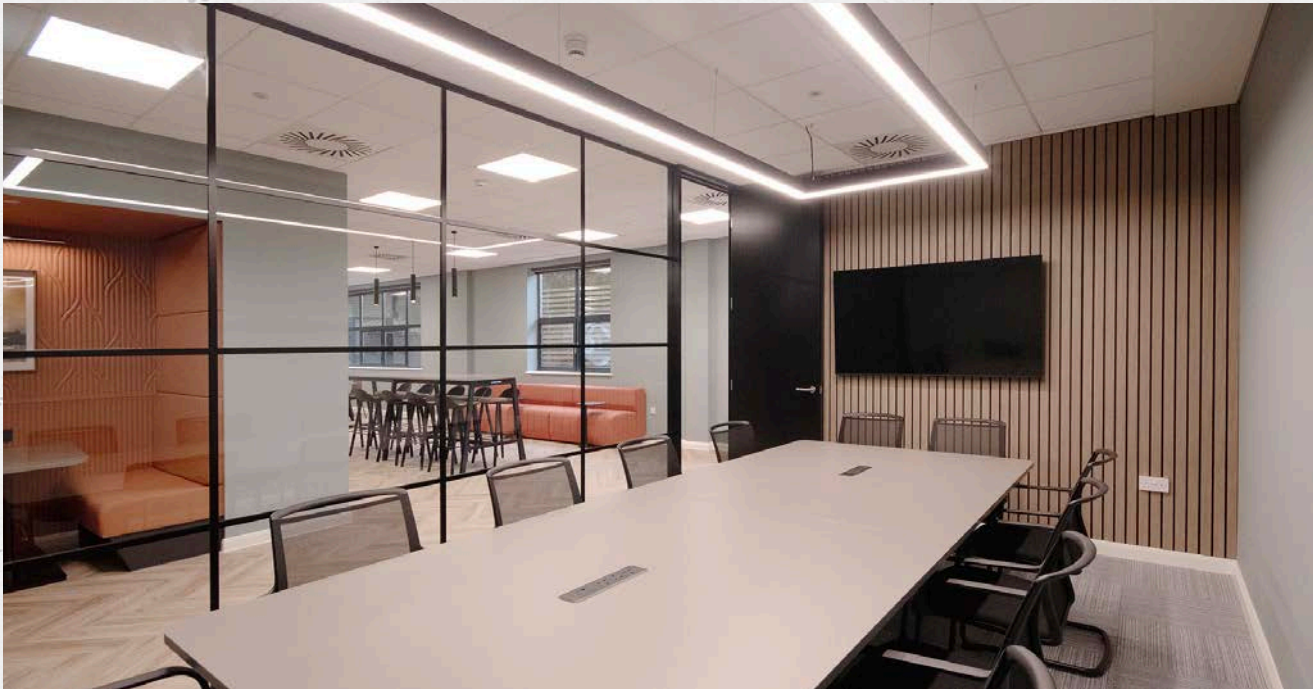
All measurements are on an NIA basis[†]

Floor	Sq ft	Sq m
Ground	2,883	268
* First	4,711	438
Total	7,594	981

* The first floor can be expanded to 7,679 Sq ft if required

Additional, un-fitted suites available:

- Part 1st floor - 2,679 Sq ft
- Part 3rd floor - 2,974 Sq ft



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



- Workstations 32
- Large meeting room 1
- Small meeting room 1
- Video call booths 2
- Lockers 36

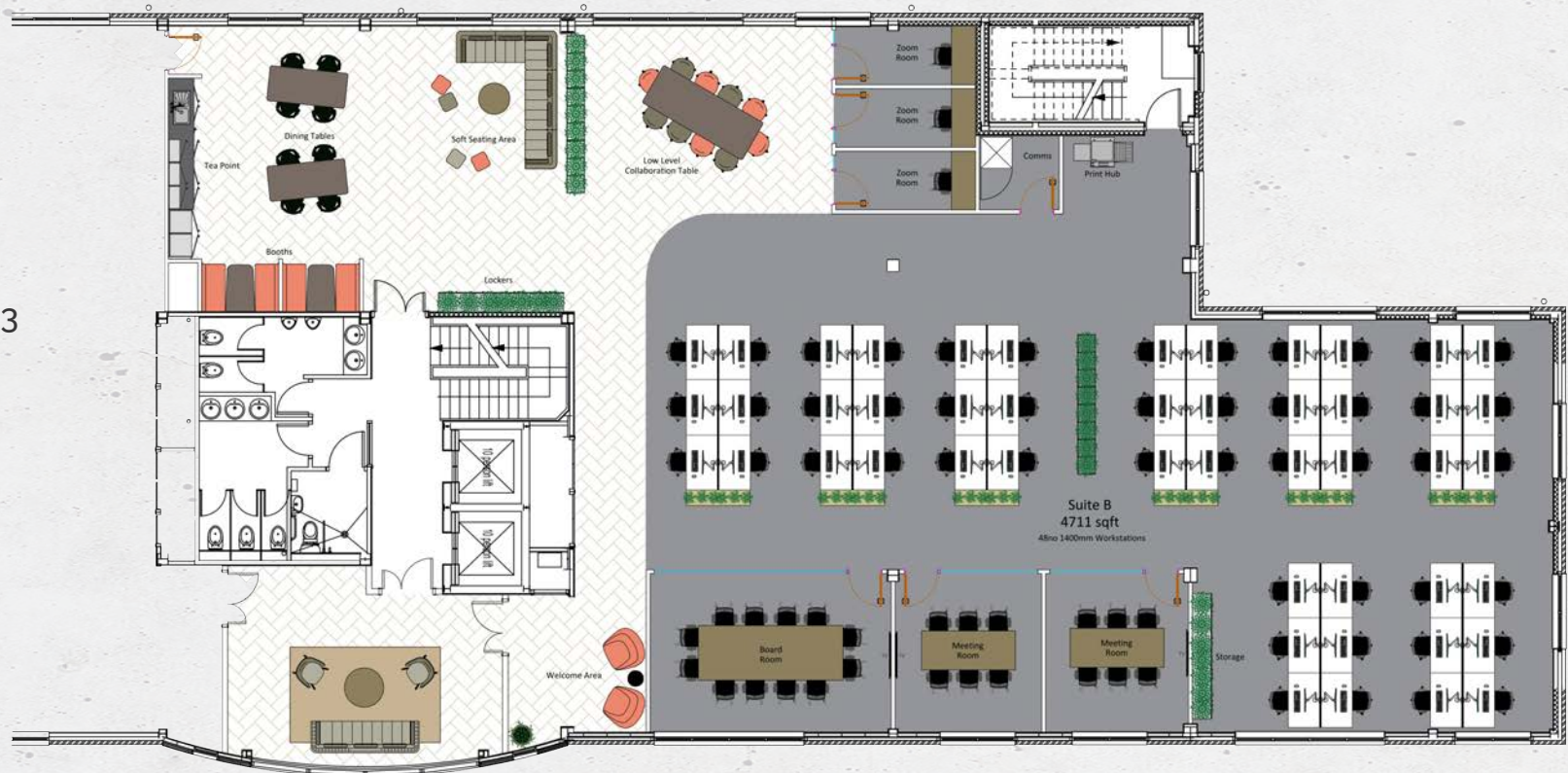


Example space plans

First Floor 4,711 sq ft (438 sq m)



- Workstations 48
- Meeting rooms 3
- Video call booths 3
- Lockers 52



Example space plans





What's in the area?





ONE DORSET STREET



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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor areas quoted are estimated on a net internal basis and should be verified by interested parties. April 2026.