CENTENARY QUAY

AN EXCITING MIXED USE WATERSIDE DEVELOPMENT

PROVIDING UP TO 65,000sq.ft. OF COMMERCIAL SPACE

SUITABLE FOR A VARIETY OF USES INCLUDING RETAIL, LEISURE, HOSPITALITY AND WORKSPACE/OFFICE

CENTENARY QUAY
WOOLSTON, SOUTHAMPTON
HAMPSHIRE SO19 9UE



CENTENARY QUAY

CENTENARY QUAY IS ONE OF SOUTHAMPTON'S PREMIER MIXED USE WATERSIDE DEVELOPMENTS LOCATED IN THE SUBURB OF WOOLSTON ON THE EASTERN SIDE OF THE RIVER ITCHEN.

Residential housing is at the core of this phased development with 1,118 dwellings consented and a further 164 in the pipeline, situated amongst exciting office, live-work and commercial spaces.

Existing leisure and hospitality operators in the development include Snap Fitness, Mettricks Café, Quayside Bar & Dining Restaurant and Vivid Beauty. The global headquarters for Ocean Infinity, the high tech marine robotics company, are located close by.

The 65,000ft² commercial opportunity, which can be split to suit occupiers, is located in the centre of Centenary Quay with direct access to the waterside providing views of Ocean Village opposite.









LOCATION[1]
WHY CENTENARY QUAY?

21
WORLDWIDE DESTINATIONS
FROM SOUTHAMPTON AIRPORT

70
WORLDWIDE DESTINATIONS
FROM SOUTHAMPTON PORT

80
MILES TO LONDON
FROM SOUTHAMPTON STATION

4M
VISITORS PER YEAR
TO THE CITY

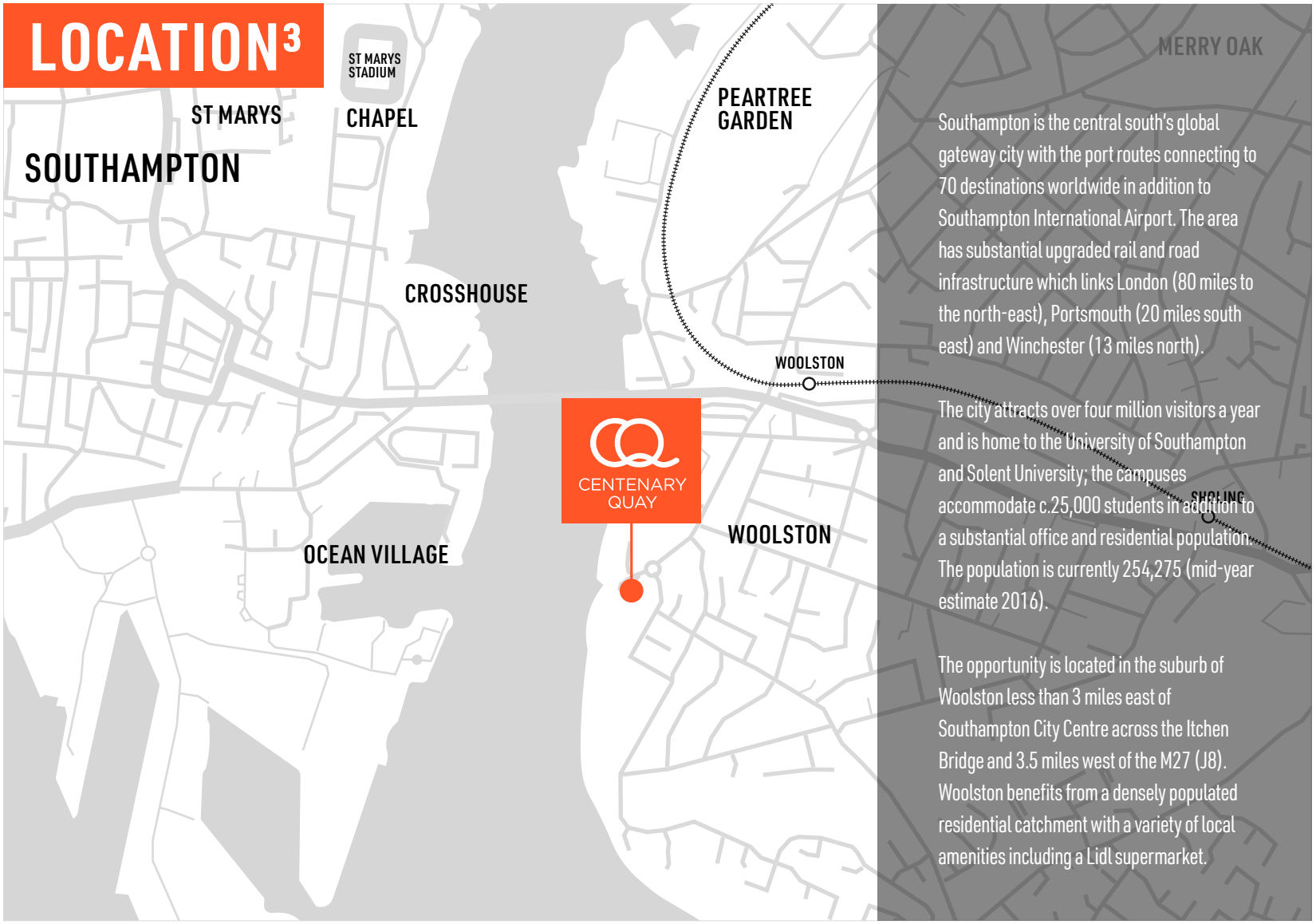
25K
STUDENTS
BASED ACROSS CAMPUSES

254,000
RESIDENT POPULATION
MID YEAR 2016 ESTIMATE

LOCATION²


TROWBRIDGE
A338
A34
BASINGSTOKE
M3
ANDOVER
A303
GUILDFORD
A36
M3
A303
A31
A3
SALISBURY
WINCHESTER
A350
A272
A354
A3
M27
M27
SOUTHAMPTON
A31
A27
WORTHING
CENTENARY QUAY
A338
PORTSMOUTH
A35
POOLE
BOURNEMOUTH
ISLE OF WIGHT

LOCATION[3]



Southampton is the central south's global gateway city with the port routes connecting to 70 destinations worldwide in addition to Southampton International Airport. The area has substantial upgraded rail and road infrastructure which links London (80 miles to the north-east), Portsmouth (20 miles south east) and Winchester (13 miles north).

The city attracts over four million visitors a year and is home to the University of Southampton and Solent University; the campuses accommodate c.25,000 students in addition to a substantial office and residential population. The population is currently 254,275 (mid-year estimate 2016).

The opportunity is located in the suburb of Woolston less than 3 miles east of Southampton City Centre across the Itchen Bridge and 3.5 miles west of the M27 (J8). Woolston benefits from a densely populated residential catchment with a variety of local amenities including a Lidl supermarket.

THE OPPORTUNITY[1]

THE OPPORTUNITY PROVIDES A SUBSTANTIAL GROUND FLOOR PROPERTY, WITH SOME MEZZANINE AREAS, BENEATH RESIDENTIAL APARTMENTS.

The space was originally constructed to accommodate a supermarket and can be configured to provide different unit sizes from approximately 1,082ft² up to 23,320ft², subject to requirements. Indicative plans and areas are provided. Floor to ceiling heights are currently approximately 5.46m in the main units, 5.89m in the foodstore and 3.37m in the workspace areas. Units RU13/14 are also available located just opposite the main development.

Most units benefits from glazed retail elevations facing the main central public square or John Thorneycroft Road.

The units are provided to shell and core with capped off electrical services and drainage provided (final specifications to be agreed subject to unit configuration). The units will benefit from stairwell and lift access to a 300 space underground car park.



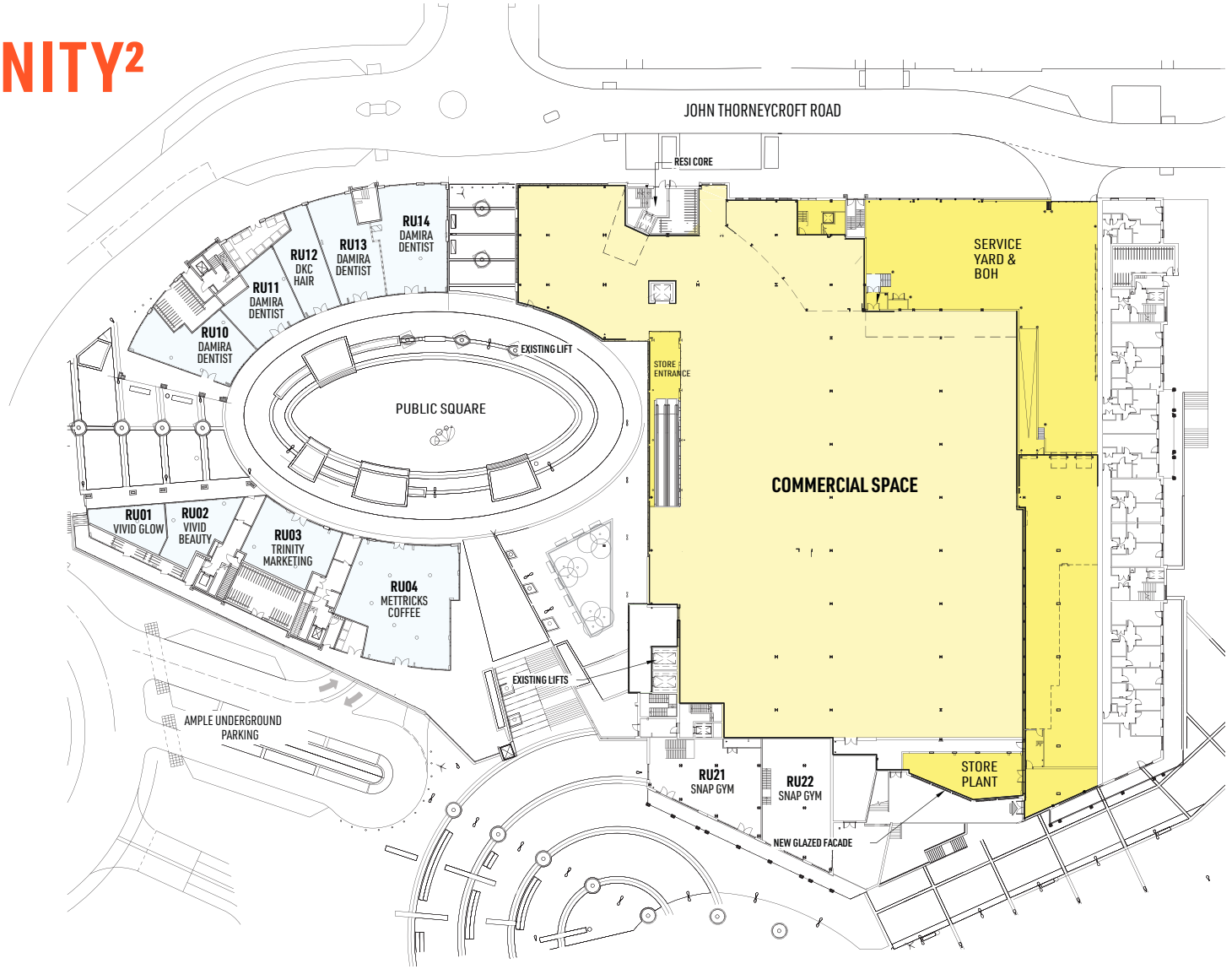








THE OPPORTUNITY²



TERMS, PLANNING RATEABLE VALUE & EPC

TERMS

The units are offered on new lease terms to be agreed with a guide rents POA. Service charge and rates are payable in addition. Incentives are available. Stamp Duty Land Tax and VAT will be applicable at the going rate. Each party will be liable for their own legal costs.

PLANNING

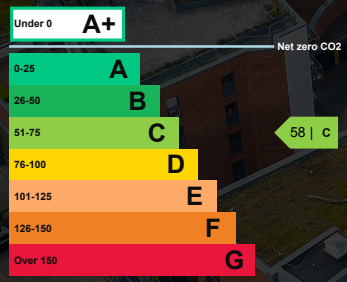
We understand the property benefits from Commercial Use Class E under the Town and Country Planning (Use Classes) Order 1987 (as amended). Suitable uses may include retail, restaurant, leisure and fitness or business services.
We recommend interested parties seek independent clarification.

RATEABLE VALUE

The property will need to be independently accessed for Rating purposes.

ENERGY PERFORMANCE CERTIFICATE

The property benefits from a C-58 rating.



FURTHER INFORMATION

PLEASE CONTACT THE AGENTS

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IMPORTANT NOTICE
These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale.