

FROBISHER HOUSE

Nelson Gate, Southampton,
Hampshire, SO15 1GX



TO LET

LANDMARK OFFICE BUILDING

In the heart of the city opposite
Southampton Central Railway Station

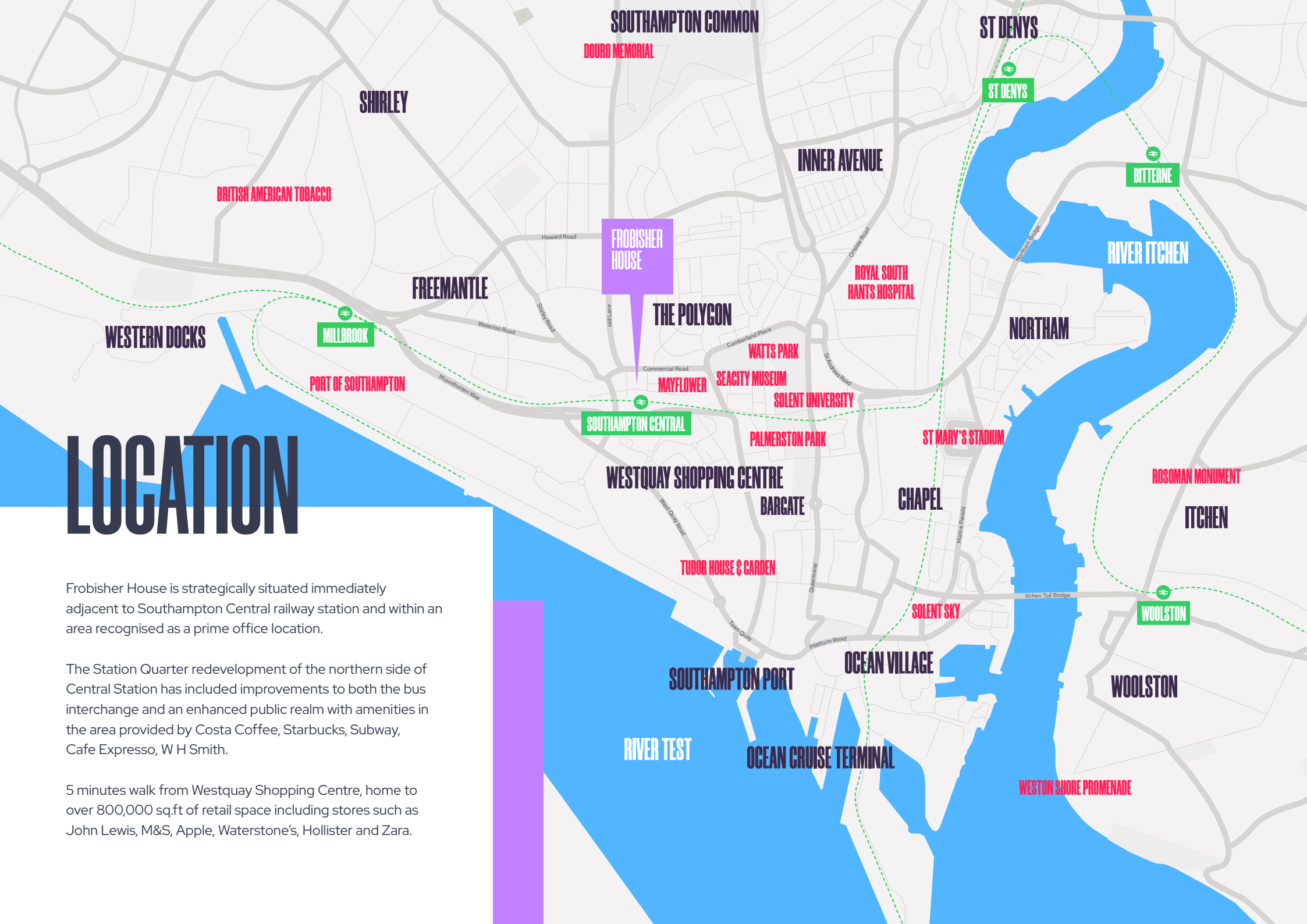
5,000 - 40,918 sq.ft
Refurbished Grade A office

LOCATION

Frobisher House is strategically situated immediately adjacent to Southampton Central railway station and within an area recognised as a prime office location.

The Station Quarter redevelopment of the northern side of Central Station has included improvements to both the bus interchange and an enhanced public realm with amenities in the area provided by Costa Coffee, Starbucks, Subway, Cafe Espresso, W H Smith.

5 minutes walk from Westquay Shopping Centre, home to over 800,000 sq.ft of retail space including stores such as John Lewis, M&S, Apple, Waterstone's, Hollister and Zara.





For illustrative purposes only

ACCOMMODATION

Floor	Area (ft2)	Area (m2)
5 th floor	11,982	1,113
4 th floor	11,972	1,112
3 rd floor	11,964	1,111
2 nd floor North Wing	5,000	464
2 nd floor East Wing	Let - FigFlex	
1 st floor	Let	
Ground floor	Let	
TOTAL	47,851	4,445



Floors can be split to provide self contained suites from 5,000 ft2 (484 m2) subject to lease terms.

SPECIFICATION

5,000 - 40,918 sq.ft
484 - 3,801 sq.m

Forming part of one of Southampton's biggest and most prominent office complexes, Frobisher House provides large well proportioned and comfort cooled floor plates. The offices are refurbished to provide high quality accommodation.

- LED lighting
- Perimeter trunking
- Comfort heating/cooling
- Carpeted floors
- Communal W/Cs & showers
- Passenger lifts to all floors
- Allocated parking

Meeting Rooms, Coworking and Serviced office space also available.



Nelson Gate, Southampton,
Hampshire, SO15 1GX

For further information please contact:



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com

Email enquiries
enquiries@fi-rem.com

**Lambert
Smith
Hampton**

Andy Hodgkinson MSC MRICS
Director - Office Agency
07702 801595
ahodgkinson@lsh.co.uk

Net internal floor areas measured in accordance with the RICS code of measuring practice. FIREM Ltd for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd or any joint agency has any authority to make or give any representations or warranty in relation whatever in relation to this property.