

FROBISHER HOUSE

NORWICH HOUSE

TO LET

5,500 - 23,696 SQ FT
511 - 2,201 SQ M

TO LET

3,634 - 17,839 SQ FT
338 - 1655 SQ M

LANDMARK OFFICE BUILDINGS
OFFERING COMFORT COOLED
SPACE WITH PANORAMIC
VIEWS OF THE CITY

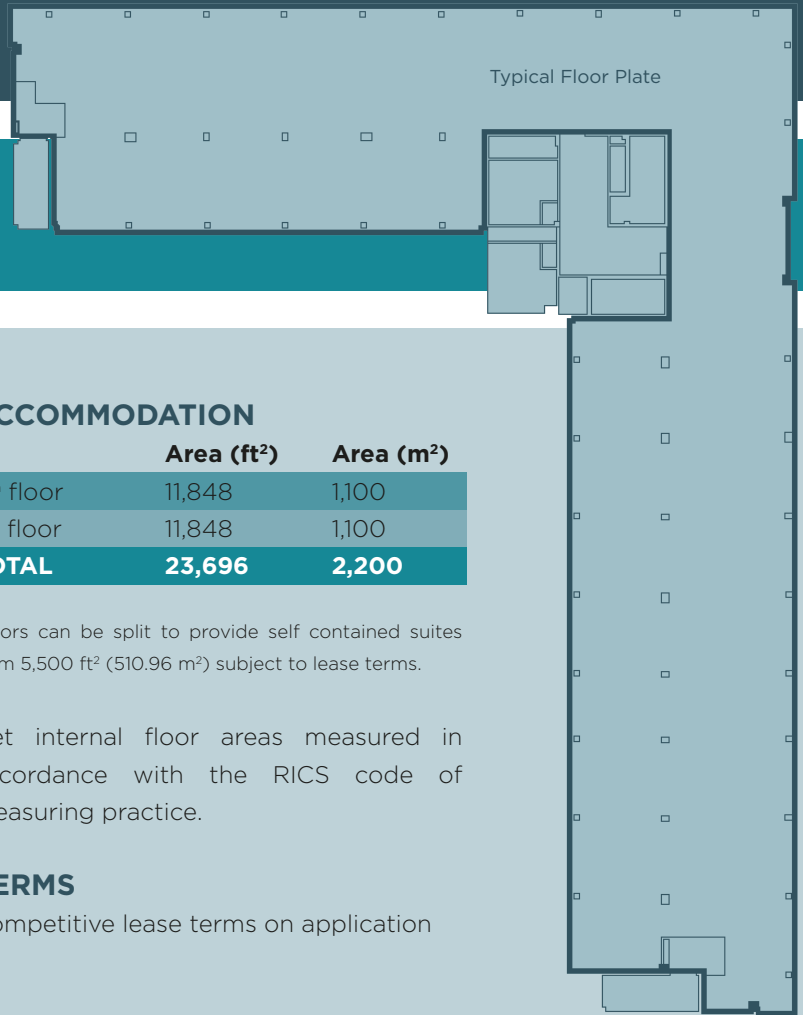


SITUATED ADJACENT TO
SOUTHAMPTON RAILWAY STATION

NELSON GATE SOUTHAMPTON SO15 1GX

FROBISHER HOUSE

5,500 - 23,696 SQ FT
511 - 2,201 SQ M



DESCRIPTION

Forming part of one of Southampton's biggest and most prominent office complexes, Frobisher House provides large well proportioned and comfort cooled floor plates.

SPECIFICATION

- Suspended ceilings with inset lighting
- Perimeter trunking
- Perimeter heating/cooling units
- Carpeted floors
- Communal W/Cs
- Passenger lifts to all floors
- Allocated parking

ACCOMMODATION

	Area (ft ²)	Area (m ²)
4 th floor	11,848	1,100
5 th floor	11,848	1,100
TOTAL	23,696	2,200

Floors can be split to provide self contained suites from 5,500 ft² (510.96 m²) subject to lease terms.

Net internal floor areas measured in accordance with the RICS code of measuring practice.

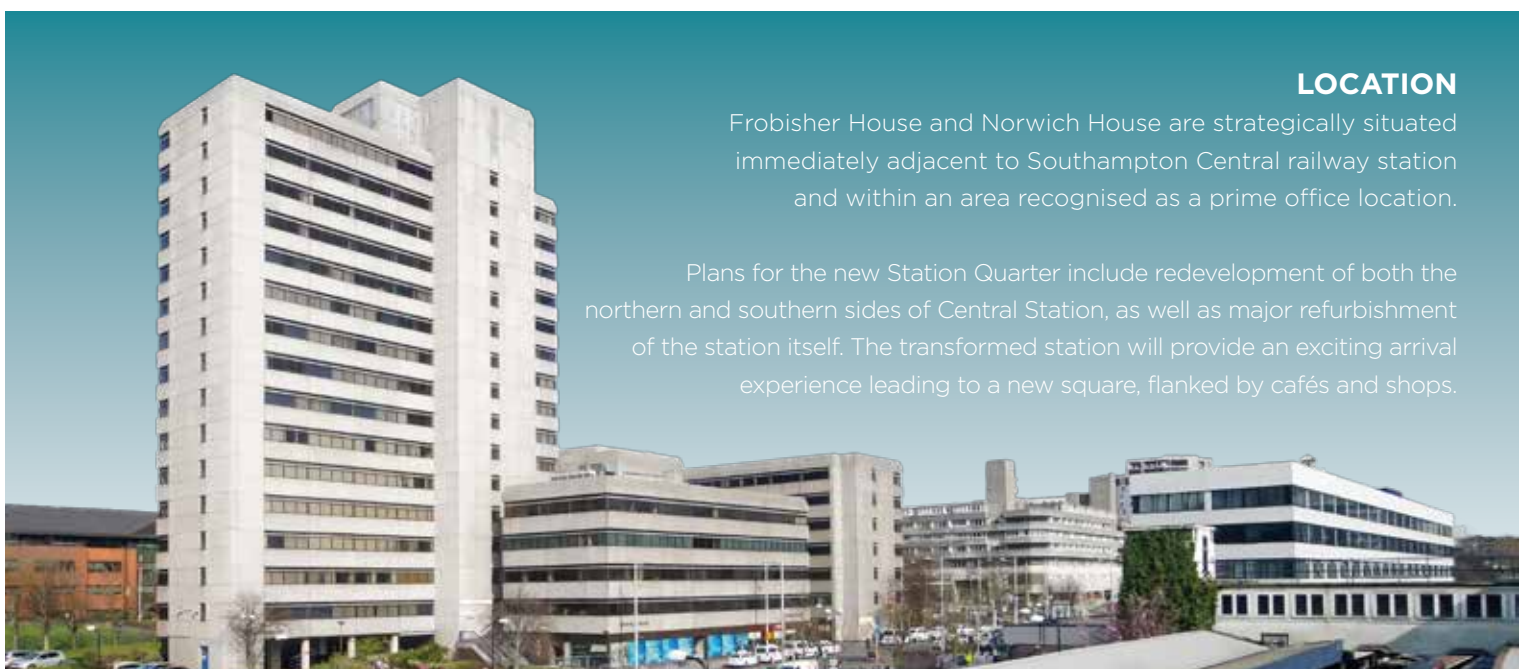
TERMS

Competitive lease terms on application

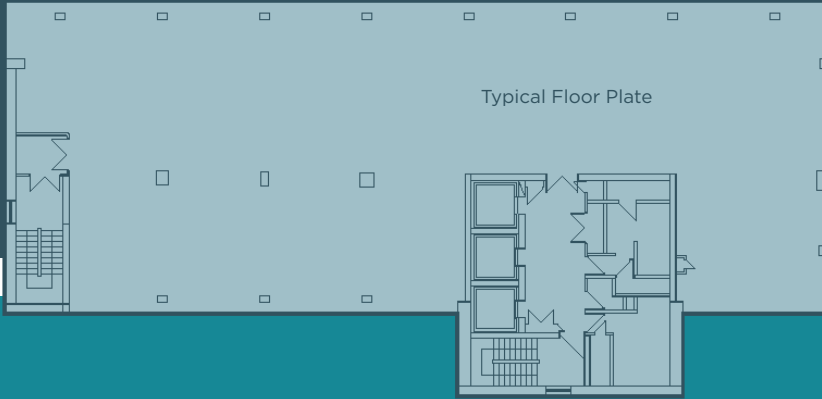
LOCATION

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

Plans for the new Station Quarter include redevelopment of both the northern and southern sides of Central Station, as well as major refurbishment of the station itself. The transformed station will provide an exciting arrival experience leading to a new square, flanked by cafés and shops.



**SITUATED ADJACENT TO
SOUTHAMPTON RAILWAY STATION**



NORWICH HOUSE

3,634 - 17,839 SQ FT
338 - 1655 SQ M

DESCRIPTION

Forming part of one of Southampton's largest office complexes, Norwich House is a prominent landmark 14 storey building.

The available accommodation is situated on the top four floors of the property each of which provide stunning panoramic views of the city.

Each floor is open plan with common areas providing a ground floor manned reception, DDA compliant passenger lifts, W/C's and kitchenette facilities.

SPECIFICATION

- Suspended ceilings with inset lighting
- Perimeter trunking
- Communal W/Cs
- Kitchenette
- Comfort cooling
- Carpeted floors
- Passenger lifts to all floors
- Allocated parking

FLEXIBLE SPACE

If you have a requirement for a small suite on either a short or long term basis we can offer very flexible all inclusive lease terms.

ACCOMMODATION

	Area (ft ²)	Area (m ²)
14 th floor	3,634	338
13 th floor	4735	439
12 th floor	4735	439
11 th floor	4735	439
TOTAL	17,839	1655

Net internal floor areas measured in accordance with the RICS code of measuring practice.

STATION QUARTER AMENITIES

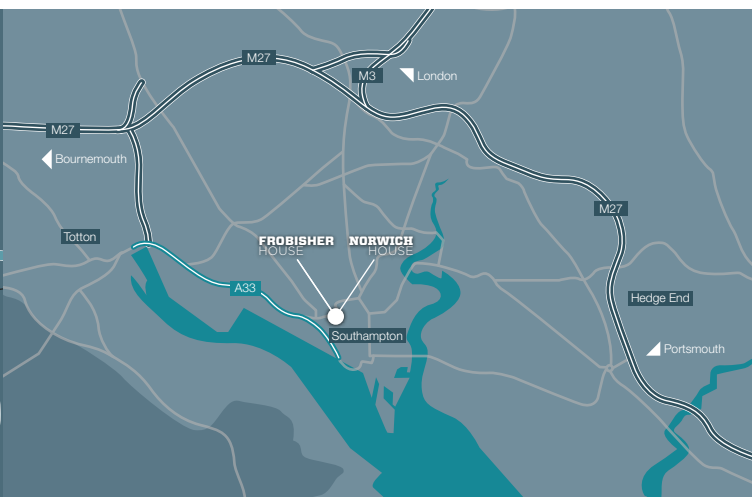
- Costa Coffee
- Subway
- ATM Cash machine
- Café Espresso
- WH Smith
- Brompton folding bike hire from £2.50 per day



**PANORAMIC VIEWS
OF THE CITY**

FROBISHER HOUSE

NORWICH HOUSE



**Lambert
Smith
Hampton**

023 8033 0041
www.lsh.co.uk

***Hughes*Ellard**

hughesellard.com

023 8022 4080

MISREPRESENTATION ACT 1967

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