

FULLY FITTED SELF CONTAINED OFFICE

**G5**

Grosvenor House, 2 Grosvenor Square, Southampton, SO15 2BE

**Self-contained office within a coworking environment delivers first class workspace in Southampton City Centre with car parking.**

**1,350 sq ft**  
(125.42 sq m)

- Plug & Play
- Fully Fitted
- 2 Car Parking Space
- 5 Mins Walk to Southampton Central Train Station
- Breakout Areas
- 24 Hr Access
- High Speed Internet

# G5, Grosvenor House, 2 Grosvenor Square, Southampton, SO15 2BE

## Description

You can enjoy the benefit of a tranquil setting but with a focused professional work domain. G5 is a private office suites with height adjustable (sit/stand) desks, generous breakout space with a stocked kitchen and ultra-fast secure internet throughout. High street quality bean-to-cup coffee keeps you going throughout the working day.

## WHAT'S INCLUDED?

- 20 sit/ stand desks (1200mm) with a 4-gang power bar in the cable tray
- 20 x Senator Task Chairs
- 8 x Verco Meeting Chairs
- 2 x Senator Round Tables
- 3 x Samsung Smart 49" TVS

## Location

The property is a prestigious detached three-storey landmark building located in an established business district in Southampton. There is a wide range of facilities in close proximity including shops, restaurants, banks and several public car parks. Southampton Central mainline railway station is approximately 10 minutes' walk from the building and provides regular services to London Waterloo (scheduled travel time of 76 minutes). The building also benefits from excellent communications by road and air. Cumberland Place can be accessed easily from the building which is an arterial route in and out of Southampton. Southampton International Airport is situated circa 4.5 miles away, just beyond Junction 5 of the M27.

## Accommodation

Fully fitted open plan office, benefitting from two meetings.

Name	Sq ft	Sq m	Availability
Ground - G5	1,350	125.42	Available
<b>Total</b>	<b>1,350</b>	<b>125.42</b>	

## Viewings

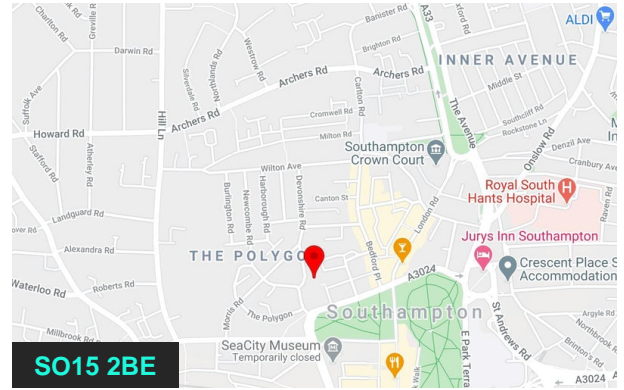
Viewing strictly by the sole agent. Contact Nella Pang [nella@omega-re.co.uk](mailto:nella@omega-re.co.uk)  
+44(0)7738 625 431

## Terms

Available by way of an assignment of the existing licence to expire no later than 31st March 2023.

Rent is on an all inclusive basis, to include the following:


- Cleaning of the Designated Space;
- Direct use Photocopying (Black / White only)
- Tea and coffee making facilities;
- Incoming facsimiles, laminating and binding;
- Mail handling (excluding provision of postage);
- Internet;
- Telephony.



## Summary

<b>Available Size</b>	1,350 sq ft
<b>Rent</b>	£150,000 per annum
<b>EPC Rating</b>	E (123)

## Viewing & Further Information

 **Nella Pang**  
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