



Grosvenor Square

FOR SALE



Freehold office accommodation in a prime city centre business location

Southampton SO15 2BE

29,489 ft² (2,739 m²)

Detached Office Building • Secure Parking (1:1,000 ft²)

2 Grosvenor Square



Indicative image - not as existing



Indicative image - not as existing



Indicative image - not as existing

Ready for business...

2 Grosvenor Square occupies a prominent and prestigious position in the heart of Southampton's business district – a city area that is home to major brands such as Ordnance Survey, Old Mutual, Carnival Cruises, PWC to name a few. The nearby facilities enhance the appeal of the environment to staff and visitors alike, with easy access to shops, restaurants, banks and several public car parks.

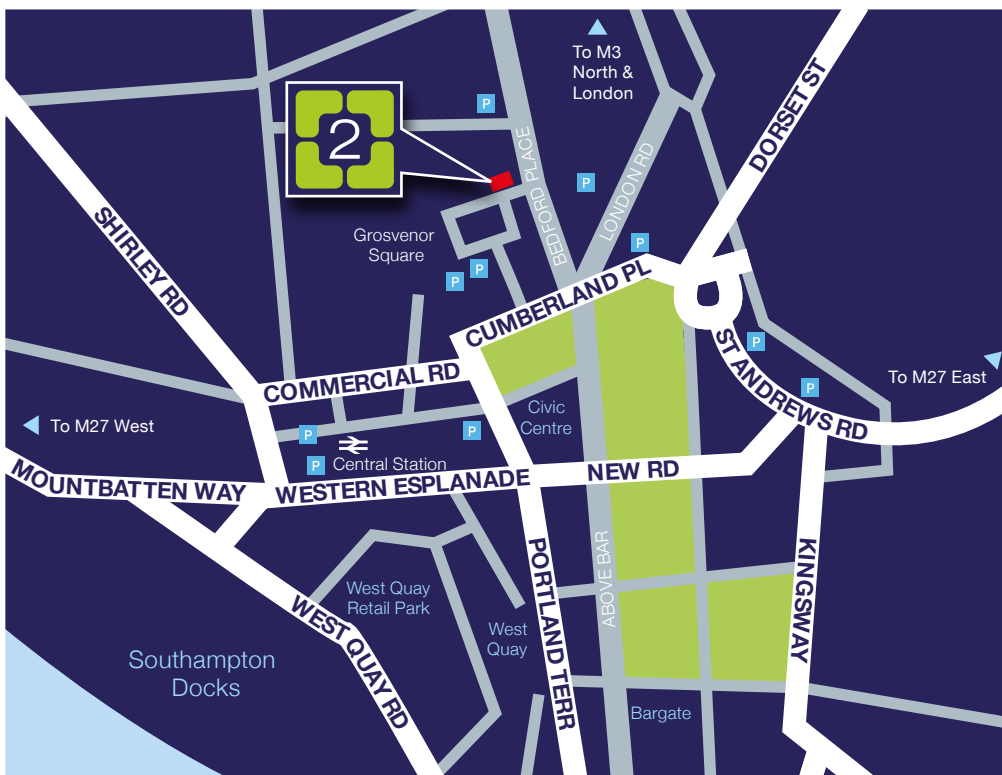
Features

- Two 8 person lifts
- Raised floors
- Recessed lighting
- Air-conditioning
- Suspended ceilings
- Secure car parking (1:1,000 ft²)
- Male, female and disabled WCs on each floor
- Reception

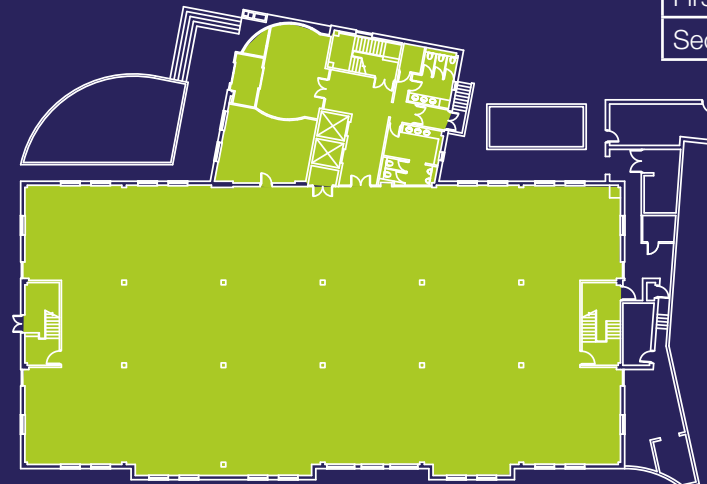
...in the ideal location

Southampton Central mainline railway station is approximately 10 minutes' walk from the building, with direct and regular services to London Waterloo (scheduled travel time of 76 minutes).

The A33 (The Avenue) can be accessed easily from the building, leading to J14 of the M3 and the wider UK motorway network. Southampton International Airport is situated circa 4.5 miles away, just beyond Junction 5 of the M27 and the city is renowned for its global shipping capability.



Indicative floor plan



	sq ft	sq m
Reception	315	29.26
Ground Floor	9538	886.14
First floor	9818	912.09
Second floor	9818	912.09
Total	29,489	2,739.59



Grosvenor Square



Perfectly networked

Road

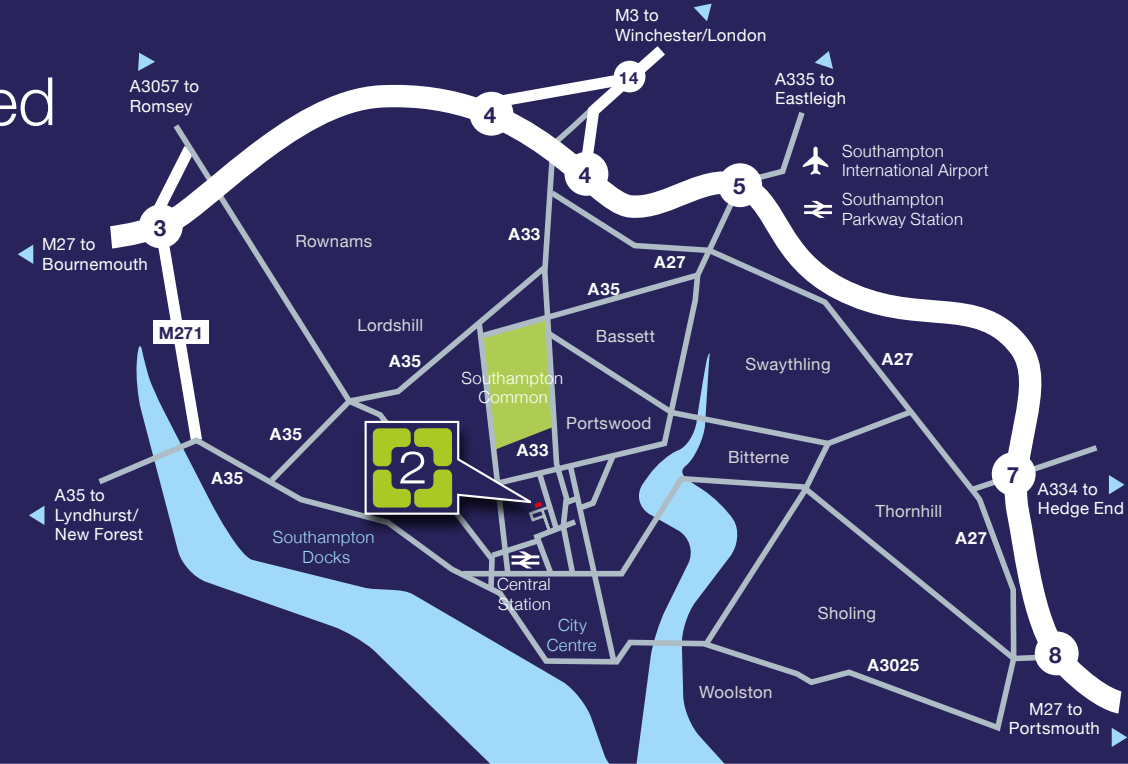
Southampton Airport **4.5 miles**
 Heathrow **68 miles**
 Central London **79 miles**
 Winchester **14 miles**

Rail

London Waterloo 76 mins approx.

Air

Southampton International Airport provides services to a number of cities in the UK, Dublin and mainland European destinations.



Terms

For sale freehold with vacant possession. For further information please contact the agent.

EPC

The property is currently rated as E 123.

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