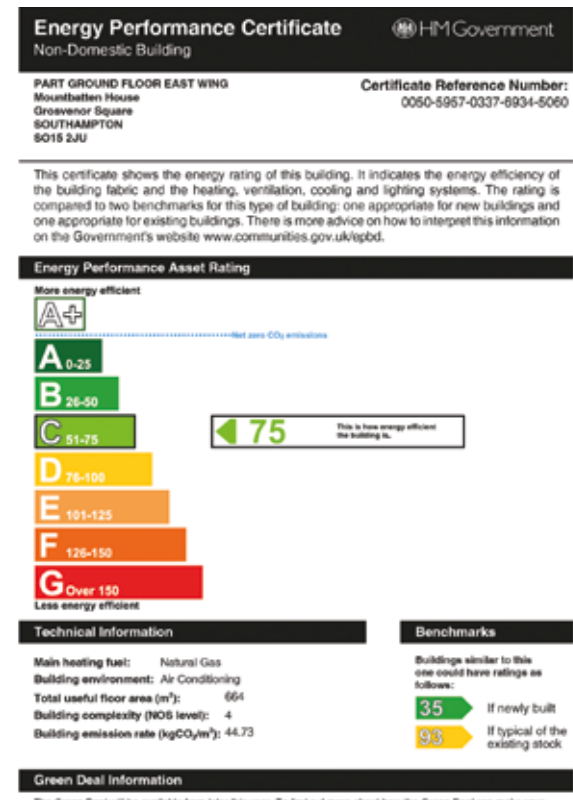
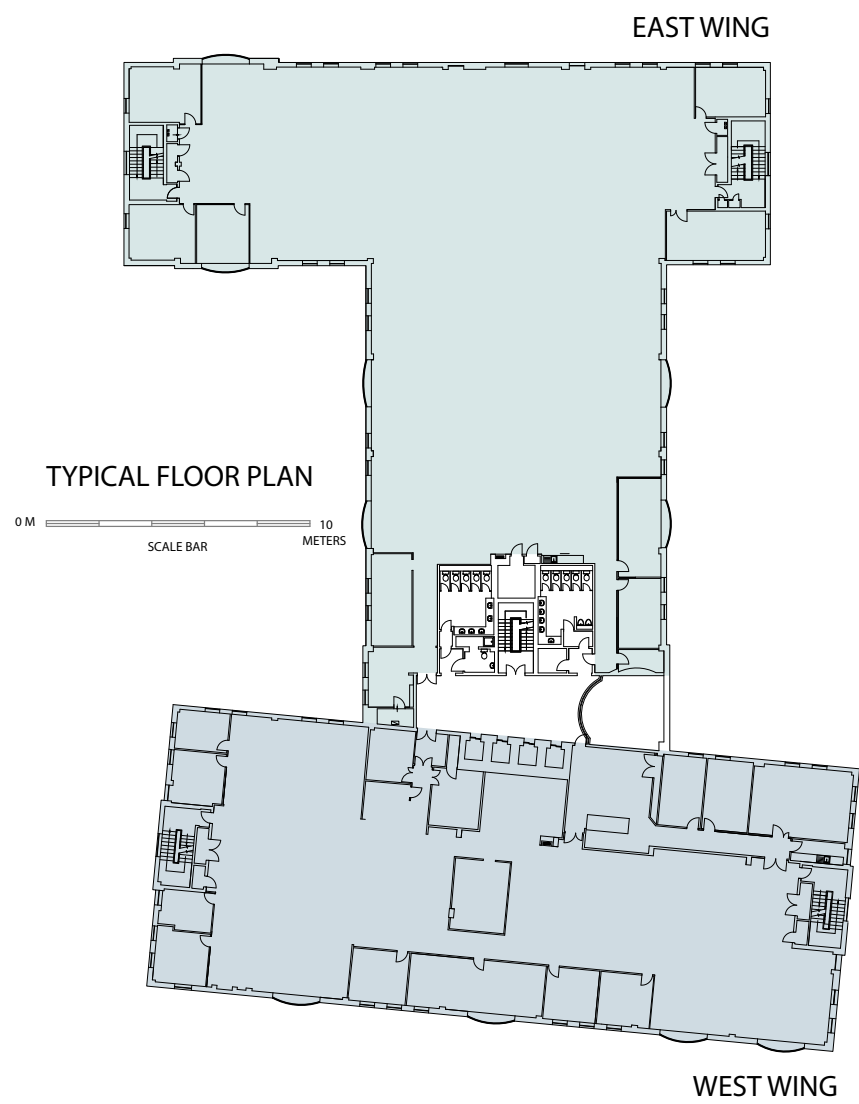


FLOOR PLAN

TYPICAL EPC



MOUNTBATTEN HOUSE

GROSVENOR SQUARE

Southampton SO15 2YH
 4,500 – 65,000 ft² / 418 – 6038 m²

- Fully Refurbished Office Building • High Specification
- Secure Parking (1:1,000 ft²)

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DESCRIPTION

A prestigious detached five-storey landmark building. The accommodation is generally open plan, in two wings and to a high specification including air-conditioning and raised floors with secure lower ground and basement parking.

LOCATION

The offices stand in a prominent position at the heart of Southampton's Business District. Major occupiers in the vicinity include Skandia Life, Grant Thornton, Paris Smith and many others.

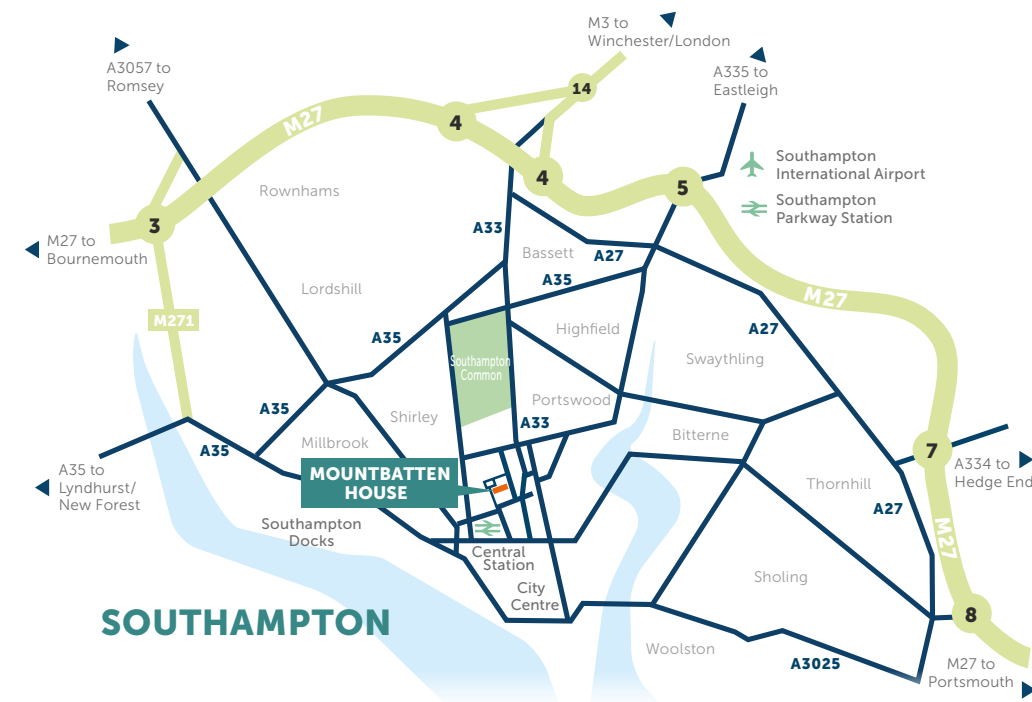
There is a wide range of facilities in close proximity including shops, restaurants, banks and several public car parks.

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. The A33 (The Avenue) can be accessed easily from the building which leads to Junction 14 of the M3. Southampton International Airport is situated circa 6 miles away, just beyond Junction 5 of the M27.

FEATURES

- Four 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



COMMUNICATIONS

Road

Southampton Airport 6 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.

Sea

Continental ferry services are available from Poole (36 miles) and Portsmouth (20 miles).

