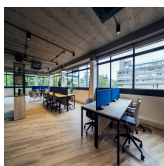
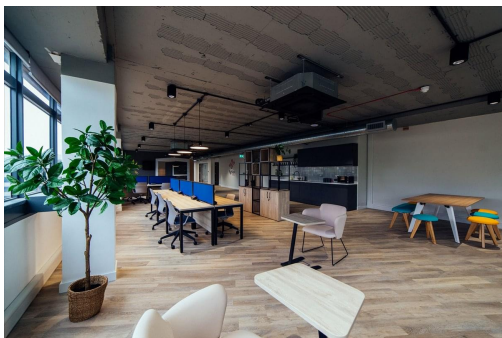


# Serviced Office Space UK

---

## Nelson Gate

### Southampton SO15 1GX



This workspace is strategically situated immediately adjacent to Southamton 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, and W H Smith. 5 minutes walk from Westquay Shopping Centre, home to over 800,000 sqft of retail space including stores such as John Lewis, M&S, Apple, Waterstone's, Hollister and Zara.

Nestled within a detached, 7-storey building, this workspace boasts six floors of meticulously refurbished Grade A office space, thoughtfully arranged across two wings. On the ground floor, retail units, currently occupied by the Co-Op and Subway, add to the convenience and vibrancy of the location. Part of one of Southampton's most expansive and distinguished office complexes, this workspace offers generously sized floor plates, each comfort-cooled for optimal working conditions. The offices have undergone extensive refurbishment, ensuring a high standard of accommodation that meets the needs of modern businesses.

### transport links

<b>Underground</b>	N/A
<b>Train Station</b>	Southampton Central
<b>Road Link</b>	N/A
<b>Airport</b>	Southampton Airport

### Leased Spaces

---

- **Min Size** : 70 sq ft
- **Max Size** : 150 sq ft
- **Total Size** : 40918 sq ft
- **Min Term** : 24 mnths
- **Max Term** : 60 mnths