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DESTINATION LAKESIDE NORTH HARBOUR / J12 M27

The South Coast's premier business destination





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LAKESIDE NORTH HARBOUR

Lakeside North Harbour is the South Coast's landmark business location. Offering high quality office accommodation and exciting development opportunities, Lakeside caters for a variety of occupier requirements in a dynamic and established corporate setting.

The stunning location, thriving business environment and brand new facilities combine to lend Lakeside North Harbour a diverse and unique character. Companies have an unrivalled scope to create standalone, statement office buildings designed to meet your specification and business needs, alongside the very successful Building 1000 - home to companies such as Capita, Babcock and The Southern Co-operative - as well as the opportunity to locate to Buildings 2000, 3000, 4000 and 5000.

Recent developments within the campus include a 153 bedroom Village Hotel complete with Leisure club which compliments the state-of-the-art Porsche Centre and a Tops Day Nursery, highlighting the opportunities for high quality, bespoke new schemes. The campus environment has also been enhanced by the recent addition of a bustling retail and lifestyle hub, with everything from a Co-Op, hair salon and florist to Starbucks and Subway.

Lakeside North Harbour provides a welcoming destination for visitors and clients and an excellent quality of working life for staff. Factor in the added benefits of extensive amenities, location, level of services, quality of environment and ease of access & parking, and you'll start to understand why so many notable companies have chosen - and continue to choose - Lakeside North Harbour.



EXCELLENT
FACILITIES



EXCITING
OPPORTUNITIES



GREAT
LOCATION

2005

Northwood
acquires IBM's UK
headquarters, the
100+ acre Lakeside
North Harbour

2008

Refurbishment
begins of
Building 1000 and
Regus Business
Centres moves in

2009

Planning approval
granted for further
development of the
park



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Lakeside offers unbeatable opportunities to suit your business, no matter what your size and requirements might be



2011

Babcock and Capita become the latest national brands to move into Building 1000

2012

Construction of the Central Square retail hub begins, with pre-lets to The Southern Co-operative already agreed

Porsche showroom and workshop opens

2013

Central Square is fully occupied just months after development is completed

The News, Portsmouth's daily newspaper, relocates to Lakeside North Harbour

2014

Helistrat and Wiggle move in

Building 1000 fully let

2015

Refurbishment works to 2000 & 3000 Lakeside and communal areas to include Reception, Business Lounge, Winter Garden and Southern Courtyard begin

Lead Forensics expand into

2016

Completion of the refurbishment scheme

Transas relocate to the campus taking 20,000 sq ft in Building 2000

2017

£21 million, 153 bedroom Village Hotel complete with 20m swimming pool, gym, fitness studio, restaurant, pub and Starbucks

Coffee House opens
Babcock take an additional

NOW

Refurbishment works to 4000 Lakeside. 2000 Lakeside welcomes new occupier Homeserve. Creation of North Lawn event space ideal for Street Food Friday retailers. Tops Nursery expands.



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THE CAMPUS

Amenities

Lakeside North Harbour offers an excellent business location, with the facilities to match.

For a much-needed break, or some lunch on the go, The Atrium Café at Building 1000 provides delicious, fresh, locally sourced food, or head to Starbucks for a pick-me-up. As well as delicious coffee in Central Square, Lakeside's retail and lifestyle hub offers everything else you might need, right to hand: a Subway sandwich bar; Southern Co-operative convenience store and florist; Studio8 Beauty salon and Hair OTT salon; all forming a bustling heart to the campus. Meanwhile, little ones will be in safe hands at the on-site Tops Day Nursery. Plus, our commitment to the environment extends to the recent installation of Electric Vehicle (EV) charging points and energy generating solar PV panels at Lakeside; all part of the vision for the future of the campus.

In short, Lakeside North Harbour is not simply an enviable working environment, but a true destination.

The Environment

The visually impressive architecture of Lakeside North Harbour sits amid 120 acres of mature landscaped grounds, centered around a feature lake, making for an unrivalled working environment. And with such special surroundings, you'll be glad to know you needn't be restricted to gazing at the view through the window, as the extensive open space is yours to enjoy. Whether relaxation to you means nature trails and wildlife walks, jogging around the Lakeside Fitness Trail, or simply a quiet sit down with fresh air and fresh coffee, it's waiting for you right outside your office.

Accommodation

Lakeside North Harbour offers high specification refurbished office accommodation in a variety of shapes and sizes. The superb standard of the Lakeside campus continues internally, with spacious light and airy offices, benefiting from a high quality finish. For organisations seeking specialist facilities to develop, create and innovate, a wide variety of R&D space is available.

Whichever building best suits your business, you'll benefit from Lakeside's unrivalled facilities and generous car parking. A shuttle bus is also available, connecting the campus with local bus and train stations, making it as easy as possible for staff and visitors alike to reach you. A "Bike for loan" scheme adds another dimension to commuting convenience.

Connectivity

Great connectivity goes way beyond easy access to road, rail and air links. With superfast broadband (up to 80Mbps download/ 20Mbps upload) and 4G data services, the campus has an excellent level of connectivity with the ability to enhance this with installation of additional fibre services on minimal timescales.





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ONSITE FACILITIES TEAM

Our team is part of your team. Our dedicated on-site teams are highly skilled, professional people, trusted and trained to take responsibility for delivering superior Facilities Management services to exacting standards. They ensure the smooth-running of the extensive range of facilities, from planned and responsive maintenance of mechanical and electrical plant to building fabric.

OCCUPIERS

Continually expanding, Lakeside North Harbour is already home to a community of over 100 companies and 5,000 professionals including:

Regus

CoffinMew

Handelsbanken

IBM



wiggle

TIBCO

CAPITA



verisonalaw

southern coop

TRANSAS

tops day nurseries

VILLAGE
THE HOTEL CLUB



- > Jobsite UK (Worldwide) Ltd
- > EBP South
- > Molex BV
- > Vail Williams
- > Tops Day Nursery
- > Bouygues
- > Helistrat

- > Nonstop Recruitment Ltd
- > Astute Technical Recruitment
- > Giant Leap Video
- > Hair OTT
- > Market Makers
- > irc Ltd
- > Consumables Solutions Ltd

- > Tibco Software
- > Starbucks
- > Changes Clinic of Excellence
- > Studio 8
- > Lead Forensics
- > SPB UK
- > Hippo

- > Auto Integrate
- > ISD Computers
- > CT Automotive
- > Douglas Stafford
- > Book My Garage
- > Rosslyn Data Technologies
- > Carrington West

- > Alecto Recruitment
- > Lexis Nexis
- > Solent LEP
- > Consumable Solutions
- > Digiquip
- > Dynamite Recruitment
- > Portsdown

"Our clients really enjoy coming here to see us, and they can often combine a visit with us with some of the other professionals in the building."

"Our staff are often walking the lake at lunch-time as part of their health regime. I myself trained for a marathon this year, and running round the lake was a very

"The facilities here are second to none. Wonderful surroundings for our staff to get out and take a walk; there's a lake, there's greenery, but at the same time, there's

"So well has the team fitted in here, and so welcome have they been made, it's almost inconceivable to think of our office being anywhere other than Lakeside, and actually,



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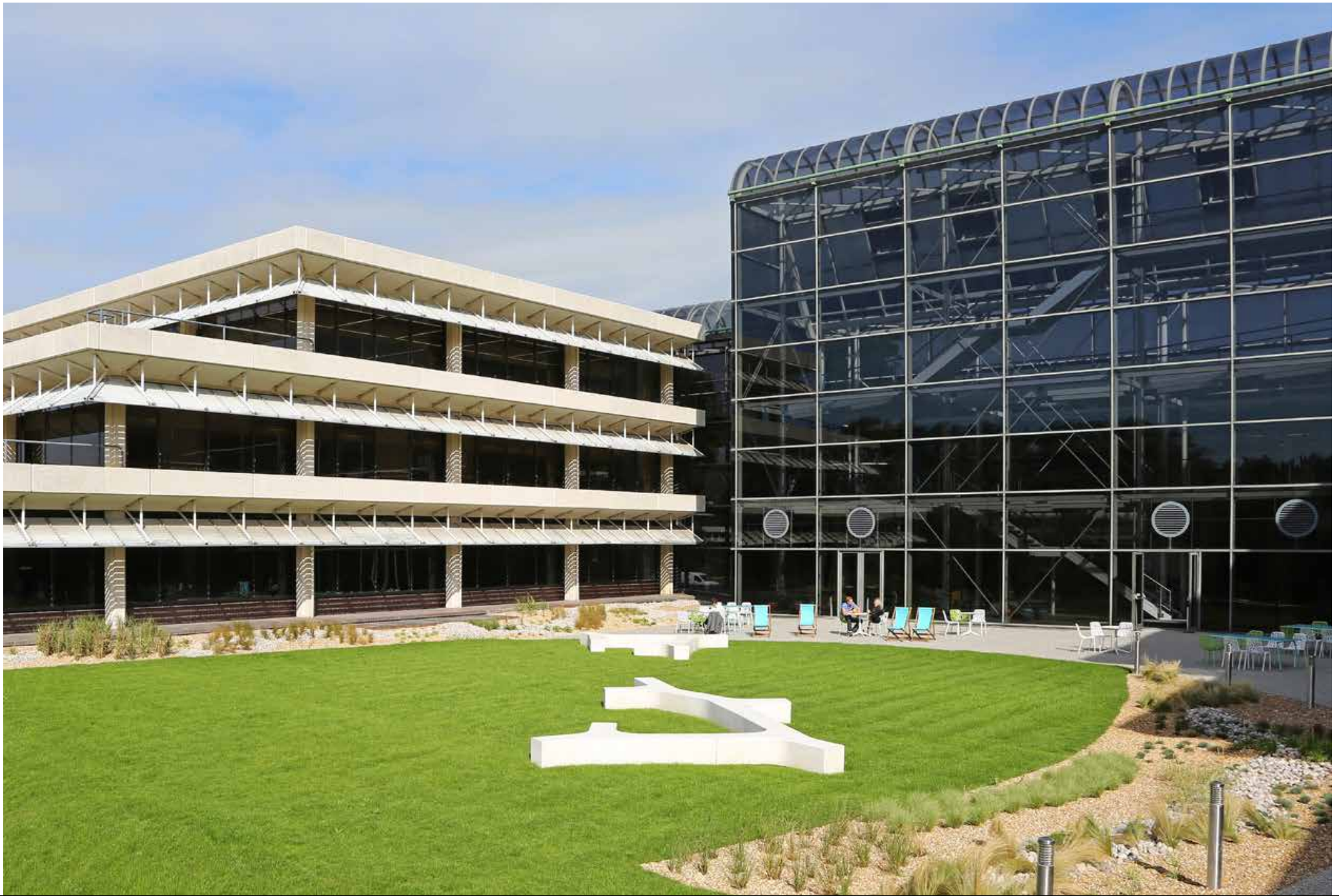


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BUILDING 1000

The superb standard of the Lakeside campus continues internally, with spacious light and airy offices, benefitting from a high quality finish. Building 1000 has proved to have the right ingredients to create a successful business community:

- > 286,000 sq ft / 26,570 sq m in total
- > Multitude of occupiers from various sectors
- > Excellent connectivity
- > Generous floor to ceiling heights and recessed lighting
- > Air conditioned
- > On-site dedicated FM team
- > Managed conference & meeting room facilities
- > 24/7 security
- > Showers & lockers for cyclists
- > Excellent parking





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BUILDINGS 2000 / 3000 / 4000 & 5000

Following the huge success of Building 1000 and a continued demand for high quality flexible offices, space is now available across Buildings 2000, 3000 and 4000.

These fully refurbished, high specification buildings provide suites from c.2,500 sq ft and whole floors from c.10,500 sq ft to c.36,000 sq ft.

- > Feature roof terraces
- > Excellent connectivity
- > Generous floor to ceiling heights and recessed lighting
- > Air conditioned
- > On-site dedicated FM team
- > Managed conference & meeting room facilities
- > 24/7 security
- > Showers & lockers for cyclists
- > Excellent parking





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CONFERENCE & MEETINGS

A Room for Every Occasion

Conference and meeting facilities at Lakeside North Harbour are modern, stylish functional spaces. Flexible options allow each space to be used by the hour, or all day, and include the use of contemporary break out areas, encompassing our stunning Atrium, licensed Atrium Café, Business lounge, Winter Garden or Southern Courtyard.

We can tailor room facilities precisely to suit your needs, provide interactive AV/Audio equipment if required and arrange for refreshments or meal options from our Atrium Café at a time to suit you.

If you are planning an academic seminar, business conference or corporate function, our flexible 250 seated Auditorium with built-in surround system has been designed to suit the needs of a diverse range of groups and organisations.





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DEVELOPMENT OPPORTUNITIES

Already an established and thriving business community and home to 600,000 sq ft of offices, Lakeside North Harbour shows no signs of slowing down, with further commercial development plans for a new 25,000 sq ft statement building, Latitude.

Specialist facilities including R&D space are also available for companies who want to develop, create and innovate, with the knowledge that the right infrastructure is already in place.

There's also potential to purchase land to create your own striking standalone headquarters, designed and built to your specification, providing an unrivalled visual presence for your corporate premises.

Whatever your business requires, even if you need somewhere to move in quickly without compromising on quality or location, you'll find a home at Lakeside, complete with a great atmosphere, superb facilities and generous car parking.

Already Established

Office accommodation

From smaller, flexible space, right up to impressive single floorplates of 36,000 sq ft, there's high quality office space to suit every business.

Central Square

The central hub at Lakeside is always bustling, providing a multitude of refreshments and amenities just moments from your desk.

Porsche Centre

A state-of-the-art Porsche dealership sets the standard for Lakeside North Harbour, providing an aspirational showroom and workshop.

Tops Day Nursery

An established and reputable nursery business providing a happy, safe and secure environment for children with fully trained and qualified staff.

Village Hotel

A brand new contemporary 153 bedroom hotel, leisure club, 20 metre swimming pool, gymnasium and fitness studios.

Planned / Approved

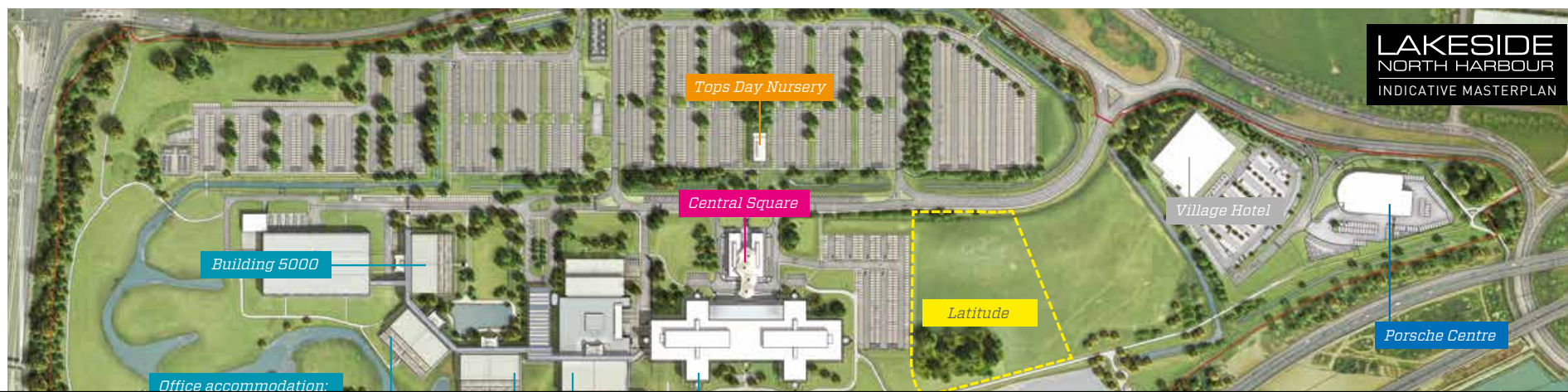
Latitude

Design & Build
Bespoke opportunities for statement headquarters buildings, created around your company, and boasting excellent visibility from the M27.



For the very latest information, please visit:

www.lakesidenorthharbour.com





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SUPERB LOCATION

Lakeside North Harbour, a landmark business location, sits in a prominent position at the gateway to The Solent Corridor, creating a truly notable destination which has attracted businesses from across the region, keen to benefit from our excellent transport links and easy access.

There's an impressive choice of connections; whether travelling here by road, rail, free shuttle bus, bicycle, foot, plane or ferry, arriving at Lakeside is a breeze.

The campus boasts unbeatable motorway access from Junction 12 of the M27 as well as quick links towards London, Portsmouth's ferry ports (International for France and Spain, and Wightlink for the Isle of Wight) and Southampton Airport, all within easy reach.

If you have time left after exploring everything Lakeside has to offer, you have plenty of options just slightly further afield. A few minutes' drive to Port Solent provides you with a wide choice of shopping, dining and leisure facilities. Portsmouth's city centre, Gunwharf Quays, and a wealth of other attractions lie just three miles south, or even venture over to Southampton and its impressive West Quay development, only 20 miles away. If that's still not enough, the 100-mile long South Downs Way is virtually on the doorstep, and for the even more adventurous, the area is something of a sailing mecca, home of Ben Ainslie's new state of the art America's Cup facility, and nearby Gosport Marina already home to the Clipper Race headquarters.

CONNECTIONS

By Road

M27 (J12)	0.5 miles
Ferry port & docks	3.5 miles
Portsmouth city centre	5 miles
Southampton	21 miles

Airports

Southampton	19 miles
Gatwick	60 miles
Heathrow	64 miles

Approximate distances. Source: google.co.uk/maps

Ferry (Portsmouth) to:

Cherbourg (Cat)*	3 hours
Caen	6 - 7 hours
St Malo	9 - 11 hours

** Summer Only*

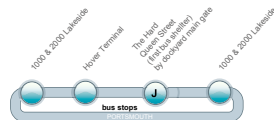
Rail

Portsmouth to Waterloo	95 mins
Cosham to Portsmouth	15 mins
Cosham to Southampton	30 mins

Approximate times. Source: National Rail

Free Express Bus Service:

Morning service	07:30 - 08:20
Afternoon service	17:10 - 18:00





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A youthful, well qualified employment pool of over 665,000 potential workers

Private sector companies accounting for almost half of existing jobs in the catchment area

Over a quarter of the South East's university students are based within the catchment, with an emphasis on IT based fields

A working age population forecast to grow by at least 2% by 2022, marking a stable recruitment area for employers





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*Lakeside North Harbour,
Western Road, Portsmouth,
Hampshire, PO6 3EN*

*For further information please visit
www.lakesidenorthharbour.com*

VIEWING

*Contact Karen at Lakeside on 023 9238 9056
or the joint sole agents to arrange a viewing.*

*Russell Mogridge
Philip Holmes*



Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by "the agents" in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents do not have