

DESTINATION LAKESIDE

NORTH HARBOUR / J12 M27

The South Coast's premier business destination



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



ON-SITE RETAILERS



EXCITING OPPORTUNITIES



STUNNING ENVIRONMENT



GREAT LOCATION



QUALITY BUSINESS ACCOMMODATION

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



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



2011	2012	2013	2014	2015	2016	2017	NOW
Babcock and Capita become the latest national brands to move into Building 1000	Construction of the Central Square retail hub begins, with pre-lets to The Southern Co-operative already agreed Porsche showroom and workshop opens Hotel plot sale agreed with Village Hotel Club Tops Day Nursery opens on campus	Central Square is fully occupied just months after development is completed The News, Portsmouth's daily newspaper, relocates to Lakeside North Harbour Satisfaction rated as good or above in 2013 by 87% of respondents to the Northwood Occupier Satisfaction Survey	Helistrat and Wiggle move in Building 1000 fully let	Refurbishment works to 2000 & 3000 Lakeside and communal areas to include Reception, Business Lounge, Winter Garden and Southern Courtyard begin Lead Forensics expand into Building 3000	Completion of the refurbishment scheme Transas relocate to the campus taking 20,000 sq ft in Building 2000 Capita move into top floor of Building 3000	£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 55,000 sq ft in Building 1000.	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. Multi-Use Games area coming soon.

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.



1 Premier
Business
Campus

100+ Acres of mature
landscaped
grounds

5k Employees
enjoying the
environment

1m+ Square feet of
offices available



Beautiful tranquil lakeside setting
with walkways and cycle paths.



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



TIBCO®

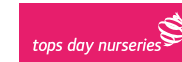
CAPITA



verisonalaw

southern coop

TRANSAS



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."

Lorrae Hayes, Branch Manager, Handelsbanken

"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 pleasant way to spend my lunchtime as I trained for that event."

Richard Scarrott, COO, Hippowaste

"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 motorway access just on your doorstep." ...Whatever the hour, our offices are blessed with magnificent surroundings.

Miles Brown, Managing Partner, Coffin Mew Solicitors

"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, Lakeside is a word that's now entered the vocabulary of our business, you hear it all around the business, the word Lakeside; it's really as if we just couldn't be anywhere else."

Mark Smith, CEO, The Southern Co-operative



Large impressive reception, meeting area and café facilities for Building 1000.





The south facing Southern Courtyard provides a tranquil place to enjoy some fresh air.

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





1000
LAKESIDE
NORTH HARBOUR

Stunning entrance leading to Building 1000 alongside the retail amenities of Central Square.

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





Main reception, with a contemporary feel, for Buildings 2000 - 5000.



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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.



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.

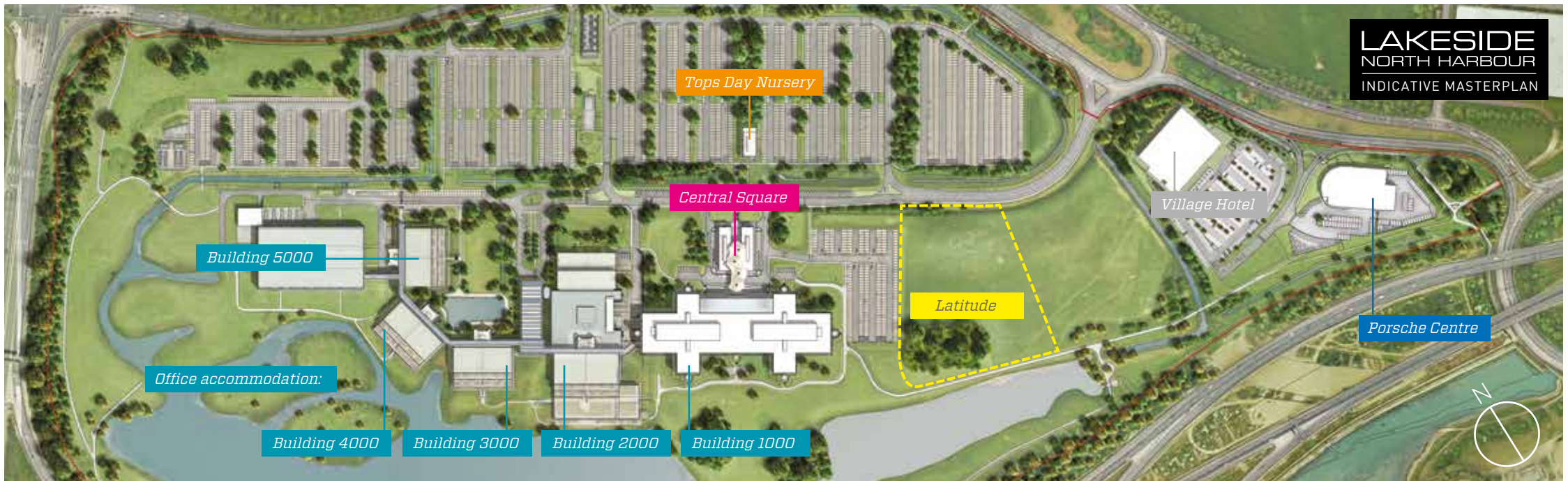
Planned / Approved

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





Introducing Latitude; a glimpse of the potential of the next generation at Lakeside. This computer image shows a state of the art 25,000 sq ft HQ office building.

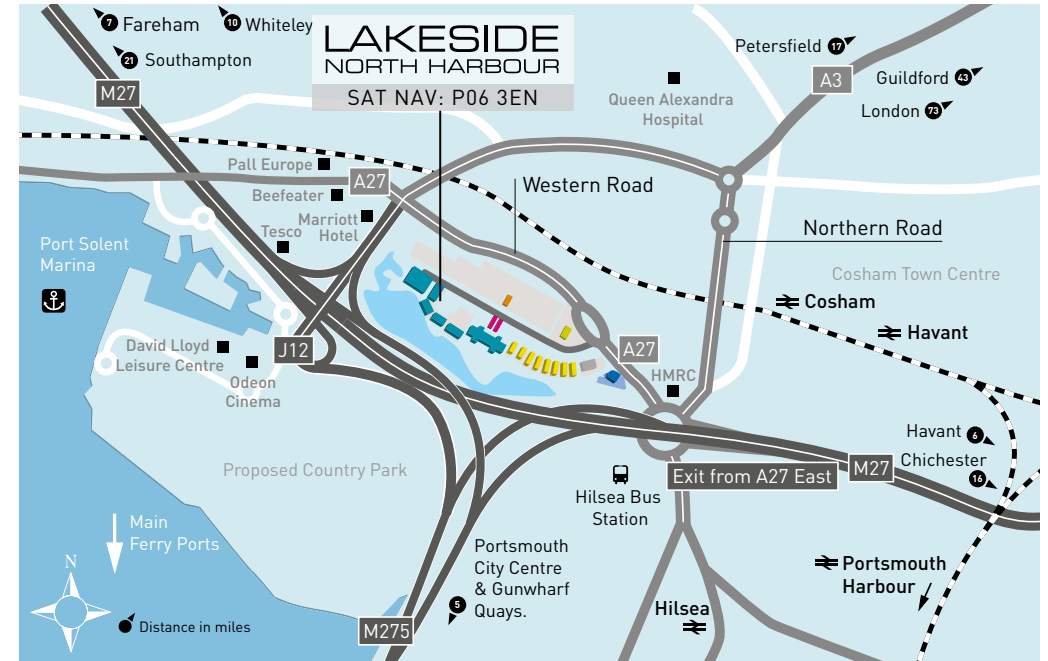
SUPERB LOCATION

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

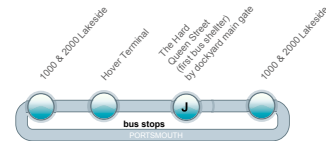
Rail

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

Approximate times. Source: National Rail

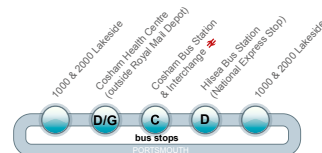
Free Express Bus Service:

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



Shuttle Bus Service

Morning service	06:55 - 09:35
Afternoon service	15:45 - 18:45



*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*



Far reaching views towards Portsmouth
city centre and the harbour.



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

For further information please visit
www.lakesidenorthharbour.com

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 any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The CGI's show only certain parts of the property as they might appear. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

Designed and produced by www.tlgd.co.uk. May 2018

VIEWING

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

Russell Mogridge
Philip Holmes



Lakeside North Harbour App -
Destination Lakeside



LakesideNorthHarbour

@1000Lakeside

