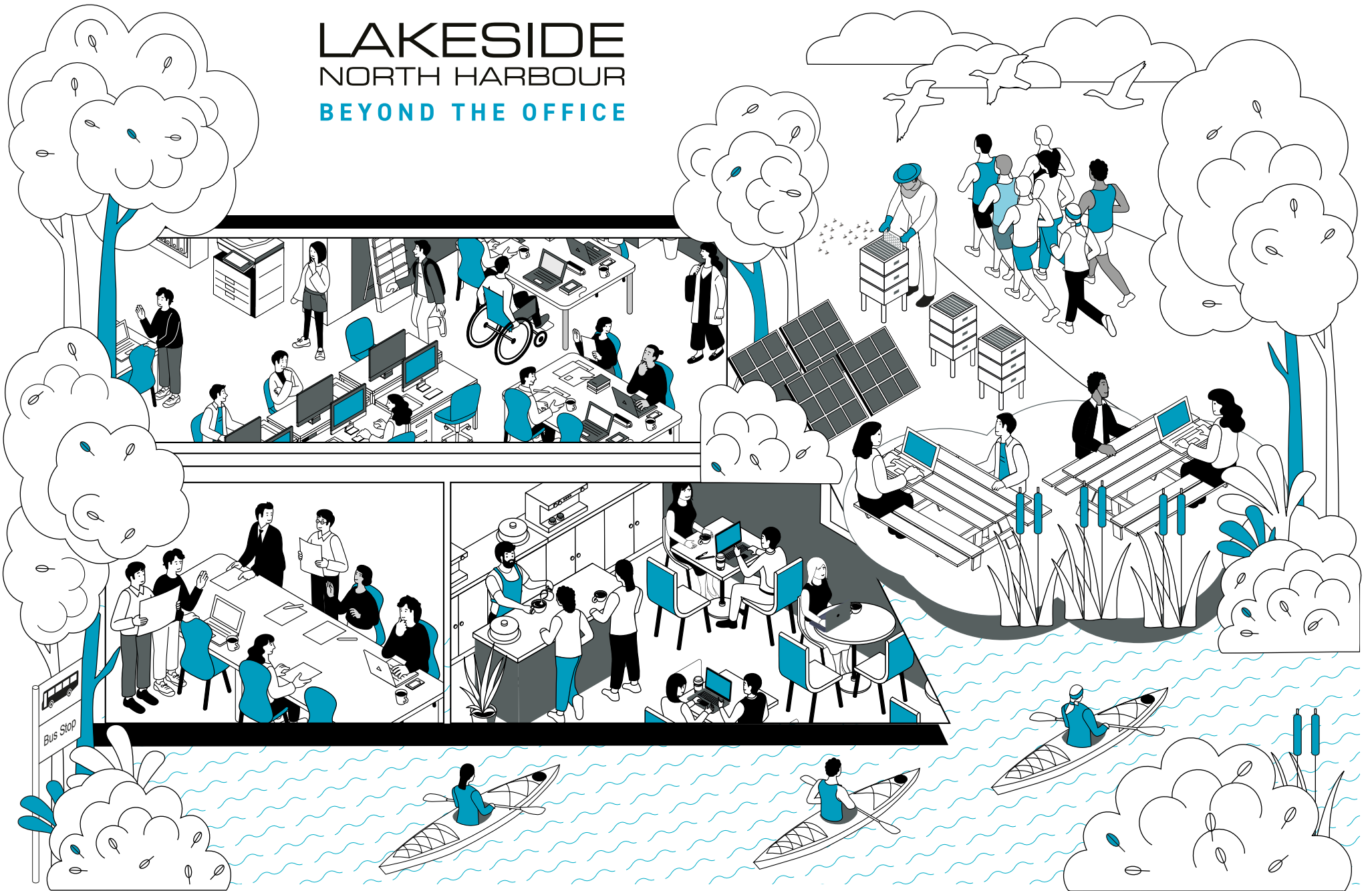


LAKESIDE NORTH HARBOUR BEYOND THE OFFICE



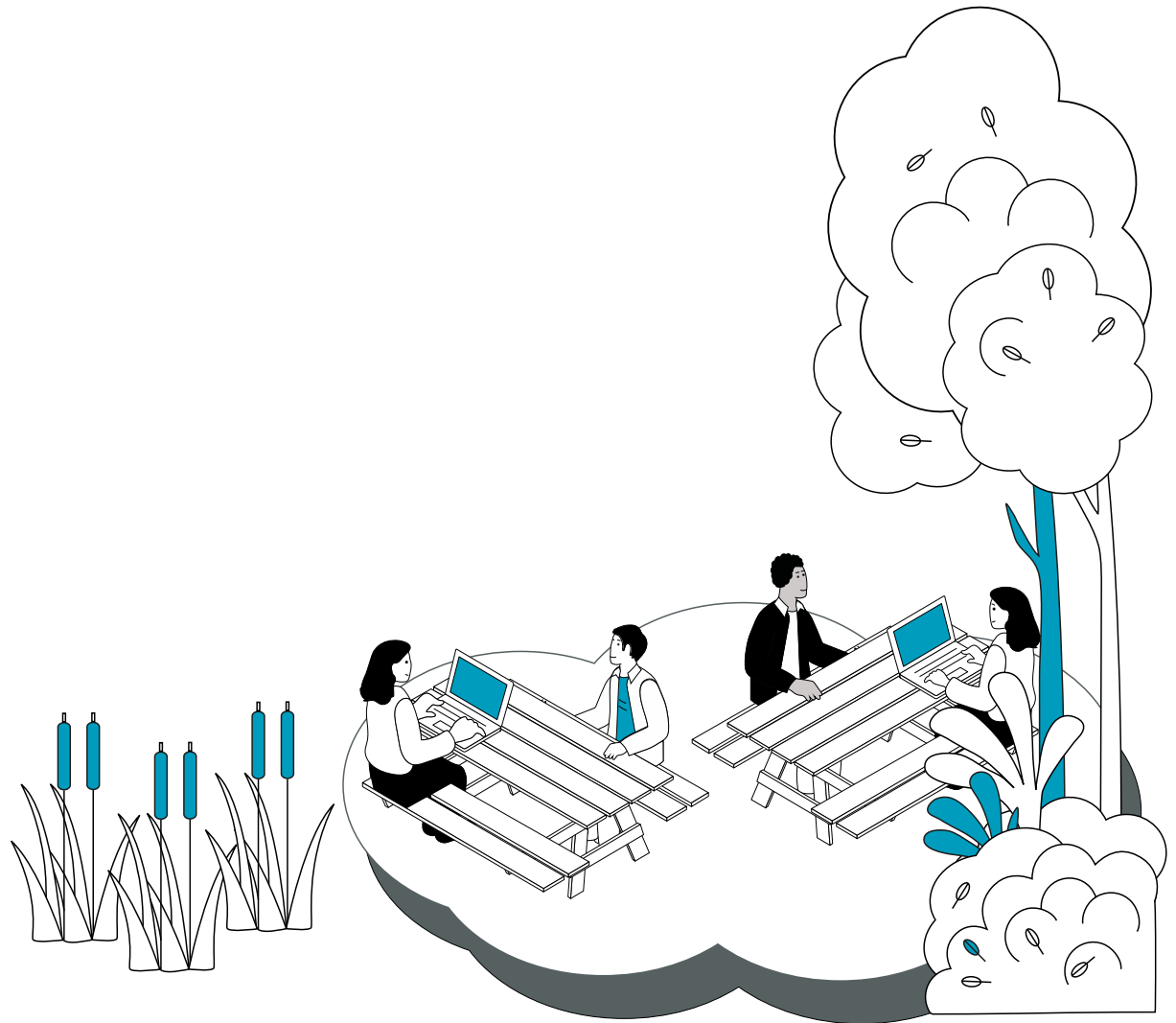


WELCOME

Lakeside North Harbour is the place for business on the South Coast

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WHY LAKESIDE?



Take your place amongst our thriving community, Lakeside North Harbour, the South Coast's premier business park.

We think beyond the office, Lakeside offers a unique workspace with community and wellbeing in the perfect environment.

Award winning* flexible office space from 1,000 to 70,000 square feet on a single floorplate.

Five impressive buildings, totalling over 640,000 square feet of prime work space and plenty of room to grow.

Stunning 130-acre landscaped grounds.

**Winning: South Coast Property Awards for Business Park 2022, Workplace 2023 and Landlord of the year 2024*



PHOTOS BY VERNON NASH



EMBRACE SUSTAINABILITY AT LAKESIDE NORTH HARBOUR

At Lakeside North Harbour, we invite you to make our green space your business home, where sustainability and innovative ESG initiatives shape your environment and office.

ENERGY AND CARBON MANAGEMENT

We prioritise responsible energy usage, featuring a utility supply that's constantly monitored and improved. Our commitment to sustainability is evident through our certified 100% green electrical energy supply and the installation of LED lighting throughout communal areas.

RENEWABLE ENERGY

With over 10,000 solar panels installed across five buildings and three car parks, we harness the power of the sun to generate sufficient electricity to power the majority of the site. This initiative alone is projected to reduce carbon dioxide emissions by an impressive 2,215 tons annually.

WATER CONSERVATION AND WASTE MANAGEMENT

Our recent water-saving initiatives aim to cut usage by 50%, while 95% of our general waste is processed to generate electricity, highlighting our commitment to a circular economy.

SUSTAINABLE TRANSPORTATION

Accessibility and sustainability are paramount, with multiple travel options including a free shuttle bus service and bike/scooter rentals. We offer electric charging points for 38 vehicles and are excited to introduce a Car Share scheme and Car Club to further promote eco-friendly commuting.

HEALTH AND WELLBEING

Spanning 130 acres, our site features a 19-acre lake, woodland and trails, fostering a connection with nature. We regularly host wellbeing events and ensure our buildings adhere to the latest health and safety guidelines, prioritizing the wellbeing of our community.

COMMUNITY ENGAGEMENT

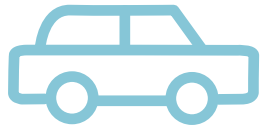
Lakeside North Harbour is deeply embedded in the local community, recognised for hosting business and cultural events and creating an inclusive environment. We actively engage in fundraising for charities, partner with local schools, and support local SMEs, driving economic growth in the area.

Collaborate
& Create



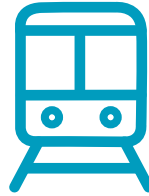
LOCATION

Located in a prominent position at the gateway to The Solent Corridor, whether you're travelling by road, rail, bicycle or even helicopter, arriving at Lakeside couldn't be simpler



ROAD

Unbeatable motorway access from M27 junction 12 and quick links to London, Portsmouth's ferry ports and Southampton Airport



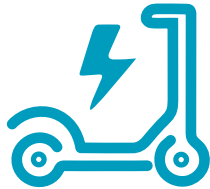
RAIL

10 minutes to Portsmouth city centre, 30 minutes to Southampton and 95 minutes to London



SHUTTLE BUS

Free shuttle bus service for occupiers and visitors, connecting Lakeside with Cosham and central Portsmouth



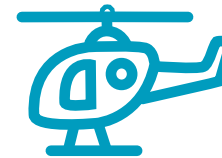
SCOOTER

On the Voi network for easy, quick access around the city



BICYCLE

Campus cycle paths, sheltered bike stores, changing rooms, showers and lockers



HELICOPTER

Simply fly onto campus, Lakeside has its own helipad!

ALEX FOSTER,
HEAD OF HR TRANSFORMATION
AT STEPSTONE GROUP

“Lakeside offers our staff improved, design-led facilities that allow them to embrace new ways of working in fresh, modern surroundings. The site has a real community feel to it, and we’re pleased to be part of that.”



AMENITIES

ROSS HALIFAX,
*AFFINITY DIRECTOR,
THE INSURANCE FACTORY*

“Lakeside’s modern facilities to a wide range of amenities, including a gym, hotel, and shops on site, as well as its abundance of blue and green space and the opportunity to be close to nature, was a major contributing factor in our decision to move here. We offer our employees a beautiful environment and unrivalled convenience. Lakeside is the ideal choice for us”





**FLEXIBLE
OFFICE SPACE**



**HIGH SPEED
FIBRE CONNECTION**



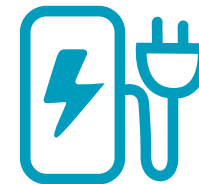
**130-ACRE
LANDSCAPED GROUNDS**



**SHOWERS AND
LOCKER FACILITIES**



**3000
PARKING SPACES**



**ELECTRIC VEHICLE
CHARGING**



**100% CERTIFIED
GREEN ELECTRICITY**



**MEETING ROOMS
250-SEATER AUDITORIUM**



**SHOPS, CAFES
& RESTAURANTS**

**JAMES FERNANDES,
MANAGING DIRECTOR AT CARRINGTON WEST:**

“We want to offer employees what they would want for themselves – beautiful surroundings, the convenience of high-quality on-site facilities, good transport and commuting links. We believe the quality and atmosphere of our office space is crucial for wellbeing and good physical and mental health - Lakeside perfectly suits our needs and company philosophy of looking after our staff.”

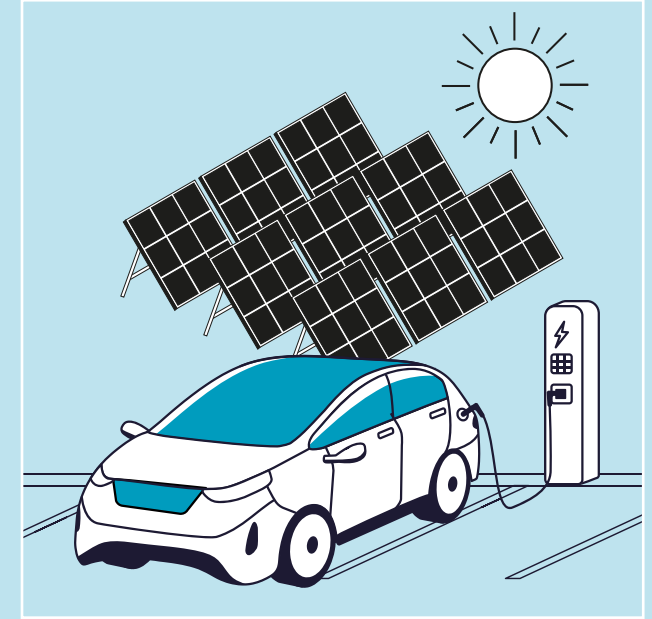
THE BENEFITS OF TAKING SPACE AT LAKESIDE GO FAR BEYOND THE BOARDROOM



**MORE OPPORTUNITIES
FOR COLLABORATION AND GROWING BUSINESS**



**MORE OPPORTUNITIES FOR ESTABLISHING
WORK/LIFE BALANCE**



**MEET YOUR ENVIRONMENTAL AND
SOCIAL GOVERNANCE GOALS**

BEYOND THE OFFICE, WE OFFER COMMUNITY AND WELLBEING IN THE PERFECT ENVIRONMENT

WELLBEING FOR YOU AND YOUR TEAM

We believe a happy campus is a productive campus.

Being part of the Lakeside community means more for your employees, and more opportunities for establishing that critical work/life balance.

From mindfulness classes, learning workshops, and park runs, to weekly street food markets, fitness workouts and even free fishing passes – experience wellness without compromise.

Complete with a fitness studio, luxury spa, pool and gym on site at the Village Hotel, Lakeside offers everything you need and more, all in one campus.



MEET OUR COMMUNITY

From FTSE 250 companies to leading local start-ups and SMEs, basing a business at Lakeside puts you amidst an esteemed community.

From networking events to front of house and facilities management forums, the opportunities for collaboration with the Lakeside community are endless.

And we don't forget about team spirit either – whether pumpkin carving competitions, talent shows, music festivals, friendly sporting activities, or supporting local charities and community groups, there's always something for our occupiers to get stuck into.



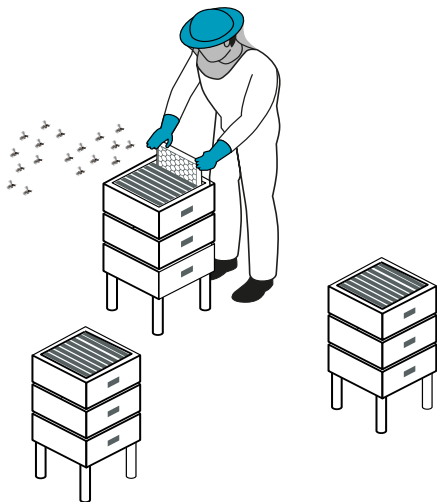
IN THE PERFECT ENVIRONMENT

Explore our environment – our pièce de résistance.

With our impressive lake, wildlife packed landscape and our outdoor meeting hub, alongside cafes, shops, a nursery and a state-of-the-art auditorium, Lakeside delivers an occupier experience beyond the office.

Fancy a day on the beach? There's one on site, complete with beach huts and deck chairs, free for occupier use!

We drive towards sustainability and greener ways of working, from bee hives and wildlife partnerships to solar panels and electric vehicle charging.





OUR LATEST SUSTAINABILITY PROJECT

Lakeside is home to one of the largest solar panel parking canopy projects in the UK. This ground-breaking initiative, installed in conjunction with Portsmouth City Council, consists of 1,820 roof mounted solar panels, 7,105 panels installed above the existing car parking spaces, and a 2mega watt battery installation. This makes our site more sustainable by generating our own green power and supports Portsmouth City Council in its ambition to reach Net Zero.



FACTS AND FIGURES

60

COMPANIES
ON SITE

250

SEAT PRESENTATION
THEATRE

640

THOUSAND
SQ FEET

19

ACRE
LAKE

3000

CAR PARKING
SPACES

130

ACRE
CAMPUS

5

COFFEE
SHOPS

2 FREE

OCCUPIER
SHUTTLE BUSES

38

ELECTRIC VEHICLE
CHARGES

1

HOTEL
GYM + POOL

MEET THE TEAM

Our team is part of your team. The Lakeside team works hard to ensure that the campus runs to the highest possible standard every single day of the year – from security and facilities management, to landscaping, cleaning and front of house.





IAN COX,
SENIOR ESTATE MANAGER

“Our team truly becomes an extension of yours here at Lakeside. We work diligently every day to ensure the campus operates seamlessly and to the highest standards, covering all hard and soft services from security, maintenance to health and safety.

Our passion lies in creating the best possible environment for our occupiers, with a strong commitment to sustainability and ESG principles. We’re focused on the future, ensuring that your office space is not just functional but also an inspiring place to work. Together, we strive to make Lakeside the best it can be!”

EXPLORE OUR ENVIRONMENT

With an impressive lake, wildlife packed landscape, surrounded by running and walking track, outdoor meeting space, alongside cafes, shops, a nursery and a state-of-the-art auditorium, Lakeside delivers an occupier experience beyond the office.

We drive towards sustainability and greener ways of working, from bee hives to wildlife walks to solar panels and electric vehicle charging.

Come visit our site to see our space for yourself.



Bus Stop

Local connections hassle-free



Smoking area

Designated smokers' zone



Electric Scooter

Grab a scooter and zip around campus



Voi Bikes

Bike sharing for everyone



EV charging

Charge your car while you work



Table tennis

Take 5 for a game of ping pong



Fitness trail

Get fit and have some fun on the run



Feet

Let your feet do the walking



Golf

Pitching point



Building 5000

The Business Lounge and Auditorium

Connect and collaborate in comfort

Building 4000



Bee Hives

Busy bees at work making Lakeside honey



The Win

Wonderful views, won



Bird viewing area

Feel free as a bird (and spot a few too)



Fishing area

Watch the anglers ca



Sports arena
Get up for the cup or play for fun



Tops Day Nursery
The hot spot for tiny tots

**The Village Hotel, Gym,
Pool and Restaurant**



Occupiers' orchard



Retail Square
Shop for bites, brews and beauty



Pop up shop
See what's new this week

SVF

Building 2000

**Post room,
Amazon lockers
& Security**

The Hub Restaurant
Grab a cake or tuck in to a roast

Building 1000



Outdoor seating area
Take 5 to relax

Wild flowers

Wind down among the wild flowers



Building 3000

Water Café
Wonderful brews

Work closer to nature
The Hyve Meeting Room



The Perimeter Walk

15 minute walk. Burns 75 calories.
1,350 steps.

The Lake Walk

30 minute walk. Burns 175 calories.
3,600 steps.

The Trim Trail

Beat your best time, be your best self.

LAKE SIDE NORTH HARBOUR BEYOND THE OFFICE

GET IN TOUCH AND EXPERIENCE WORK 'BEYOND THE OFFICE'

For office space enquiries and availability, please contact:

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ANDY HODGKINSON

ahodgkinson@lsh.co.uk

07702 801595 | 023 8071 3075



For further information about Lakeside North Harbour:

SIMON BATEMAN

Lakeside North Harbour Asset Manager

simon.bateman@portsmouthcc.gov.uk 0771 098 7008

To find out more go to www.lakesidenorthharbour.com

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