

DESTINATION LAKESIDE

NORTH HARBOUR / J12 M27

Hampshire's fastest growing business destination designed around you



LAKESIDE NORTH HARBOUR

Lakeside North Harbour is one of the South's landmark business locations. 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 a diverse and unique character. Companies have an unrivalled scope to create standalone, statement office buildings alongside the very successful Building 1000 as well as the opportunity to locate to Building 2000, Building 3000, Building 4000 and Building 5000. The 286,000 sq ft Building 1000 is fully occupied and home to companies such as Capita, Babcock and The Southern Co-operative.

Recent development within the park has brought a 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 to a hair salon, from a florist to a Starbucks. Lakeside North Harbour provides a welcoming destination for visitors and clients and an excellent quality of working life for staff. Factor in its added benefits of visual prominence, 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.



2005

Northwood acquires IBM's UK headquarters, the 130-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



EXCELLENT FACILITIES



ON-SITE RETAILERS



EXCITING OPPORTUNITIES



STUNNING ENVIRONMENT



GREAT LOCATION



QUALITY BUSINESS ACCOMMODATION



Q1 2011

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

Q2 2012

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

Q2 2012

Porsche showroom and workshop opens

Q3 2012

Hotel plot sale agreed with De Vere

Q4 2012

Tops Day Nursery opens on campus providing another great amenity

Q1 2013

Central Square is fully occupied just months after development is completed

Q2 2013

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

Q4 2013

Lakeside North Harbour launches its Destination Lakeside App

Q4 2013

Satisfaction rated as good or above in 2013 by 87% of respondents to the Northwood Occupier Satisfaction Survey

NOW

Home-grown sports company Wiggle moves HQ to Building 1000 taking 17,000 sq ft

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 Real Cooking 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 is 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 286,000 sq ft multi-tenanted Building 1000 is occupied, but just released, are Building 2000, Building 3000, Building 4000 and Building 5000, providing offices in suites from 2,500 sq ft, floors from 8,000 sq ft and buildings from 40,000 sq ft.

The opportunity also exists to create new "next generation" bespoke, self contained office buildings, designed to meet your specification and business needs. These are individual, self contained "statement" buildings available on a Design & Build or Site Sale basis from 25,000 sq ft up to 300,000 sq ft and beyond.



1 Premier Business Campus

120 Acres of mature landscaped grounds

3k Employees enjoying the environment

1m+ Square feet of offices will be available

"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."

Lorae Hayes, Branch Manager, Handelsbanken

"Our staff are often walking the lake at lunchtime 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."

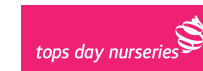
Mark Smith, CEO, The Southern Co-operative

OCCUPIERS

Continually expanding, Lakeside North Harbour is already home to a community of over 75 companies and 3,000 professionals including:



Handelsbanken



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

- > Babcock
- > Integritie (UK) Ltd
- > Nonstop Recruitment Ltd
- > Path Intelligence Ltd
- > Astute Technical Recruitment
- > ibrl
- > Giant Leap Video

- > Hair OTT
- > Market Makers
- > irc Ltd
- > PP Financing
- > Consumables Solutions Ltd
- > Wunelli
- > Tibco Software

- > Parity Trust
- > Starbucks
- > Changes Clinic of Excellence
- > Stiles Harold Williams
- > Sport Executives
- > HTP
- > Studio 8





Beautiful tranquil lakeside setting with walkways and cycle paths.



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

OFFICE ACCOMMODATION

The superb standard of the Lakeside campus continues internally, with spacious light and airy offices, benefiting from a high quality finish. Fantastic opportunities also exist for brand new, bespoke buildings as part of the Latitude development phase offering companies even more scope to create their perfect headquarters within this unique commercial environment.

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 to reach you. A "Bike for loan" scheme adds another dimension to commuting convenience.

BUILDING 1000

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
- > Let to a multitude of occupiers
- > Air conditioned
- > On-site dedicated FM team
- > Managed conference & meeting room facilities
- > 24/7 security
- > Showers & lockers for cyclists
- > Excellent parking

BUILDINGS 2000 / 3000 / 4000 & 5000

Following the huge success of Building 1000 and a continued demand for high quality flexible offices, a further 4 buildings are available, providing fully refurbished accommodation with suites from 7,500 sq ft and whole floors from c.10,500 sq ft. The largest building provides c.88,550 sq ft in total over 4 floors. There is potential for an occupier to occupy 3 of the buildings with a total of approximately 165,000 sq ft. As well as the amenities provided by Building 1000, these buildings also benefit from...

- > Flexible air conditioned office suites
- > Feature roof terraces
- > Excellent connectivity
- > Generous floor to ceiling heights and recessed lighting





1000
LAKESIDE
NORTH HABBOUR

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



*Please visit the website for further information
and up-to-date availability:*

www.lakesidenorthharbour.com



Typical office suite.

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 underway. There's also potential 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.

With Buildings 2000, 3000, 4000 and 5000 becoming newly available, and the bespoke buildings generating strong interest, the campus is set to become even more dynamic and diverse than ever. Lakeside offers unbeatable opportunities to suit your business, no matter what your size and requirements might be.

Already Established

Office accommodation

From smaller, flexible floorplates, right up to impressive standalone buildings, 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.

Planned / Approved

Latitude

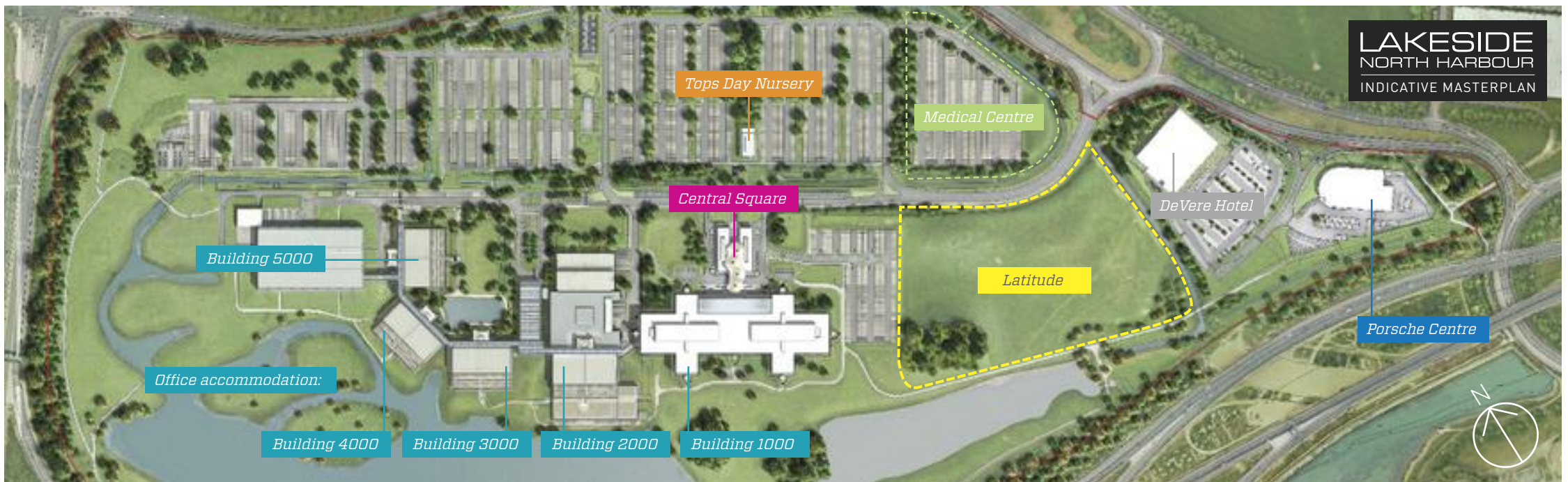
Bespoke opportunities for statement headquarters buildings, created around your company, and boasting excellent visibility from the M27.

Medi / Healthcare Facility

Opportunity on this prime plot for a consented scheme, comprising 83,000 sq ft medical / health centre, including 225 car parking spaces.

DeVere Hotel

A brand new DeVere Village Urban Resort is set to bring 4-star hotel and leisure facilities to the campus, raising Lakeside's profile even further.



LAKESIDE
NORTH HARBOUR
INDICATIVE MASTERPLAN



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.

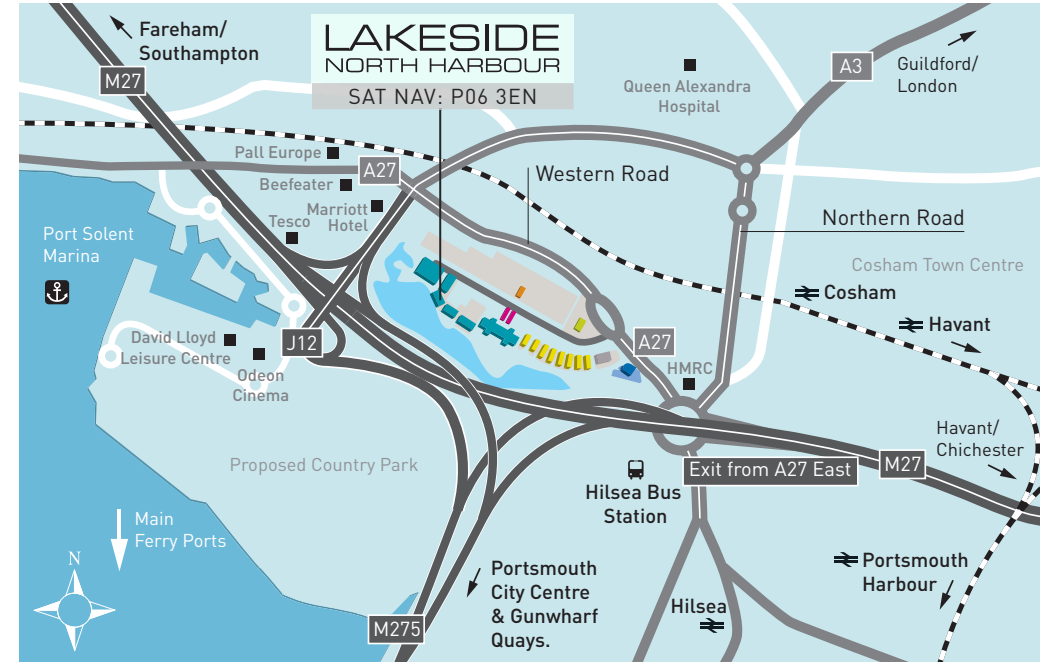
SUPERB LOCATION

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, soon to see the arrival 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
Portsmouth city centre	3.5 miles
Ferry port & docks	3.5 miles
Southampton	20 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

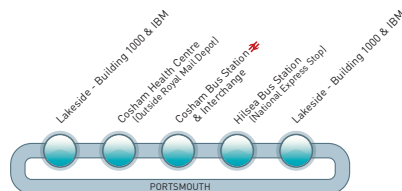
Portsmouth to Waterloo	95 mins
Cosham to Portsmouth	15 mins
Cosham to Southampton	30 mins

Approximate times. Source: National Rail

Free Shuttle Bus Service:

Morning service from	06:55
Afternoon service from	15:45*

* Ends 19:05



*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.destinationlakeside.com

Important notice

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VIEWING

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

Marketing suite open.

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01329 220033

Vail Williams
023 9220 3200
023 8082 0900
vailwilliams.com

Lakeside North Harbour App -
Destination Lakeside



LakesideNorthHarbour

@1000Lakeside

