

# FUSION

SOLENT BUSINESS PARK

ONE

TWO

THREE

## MAKING WORKDAYS SHINE

**O**n the UK's South Coast, one business location stands above all others. Home to the likes of ITV, Shoosmiths, NATS, Zurich, Specsavers and HSBC, Solent Business Park is prestigious, pioneering and one-of-a-kind.

Nestled within the park are the trio of Fusion buildings. Beautifully stylish and with all the future-proofing you could ever need, these are offices designed with real people in mind.

Businesses are shaped by the environments they operate in. So why compromise when it comes to choosing a new workplace for you and your team?

CGI proposed image





# PUTTING THE PLANET FIRST

**W**e're all more focused on 'thinking green' these days. So we've made sure that the Fusion buildings go above-and-beyond in terms of energy efficiency and sustainability.

That's why our spaces have been engineered to have minimum impact on the environment – and on your running costs, too.



## HOW FUSION HELPS YOUR BUSINESS GO GREEN

- Fusion 3 has attained an EPC grade B and Fusion 1 will achieve an EPC of B following refurbishment
- The majority of buildings within the park are EPC grade D, or EPC grade C at best
- The electricity supply comes entirely from renewable sources
- Heat-recovery technology
- Automated light-dimming systems
- 4 Electric-car charging points
- Free use of Fusion bicycles
- Zero waste to landfill policy





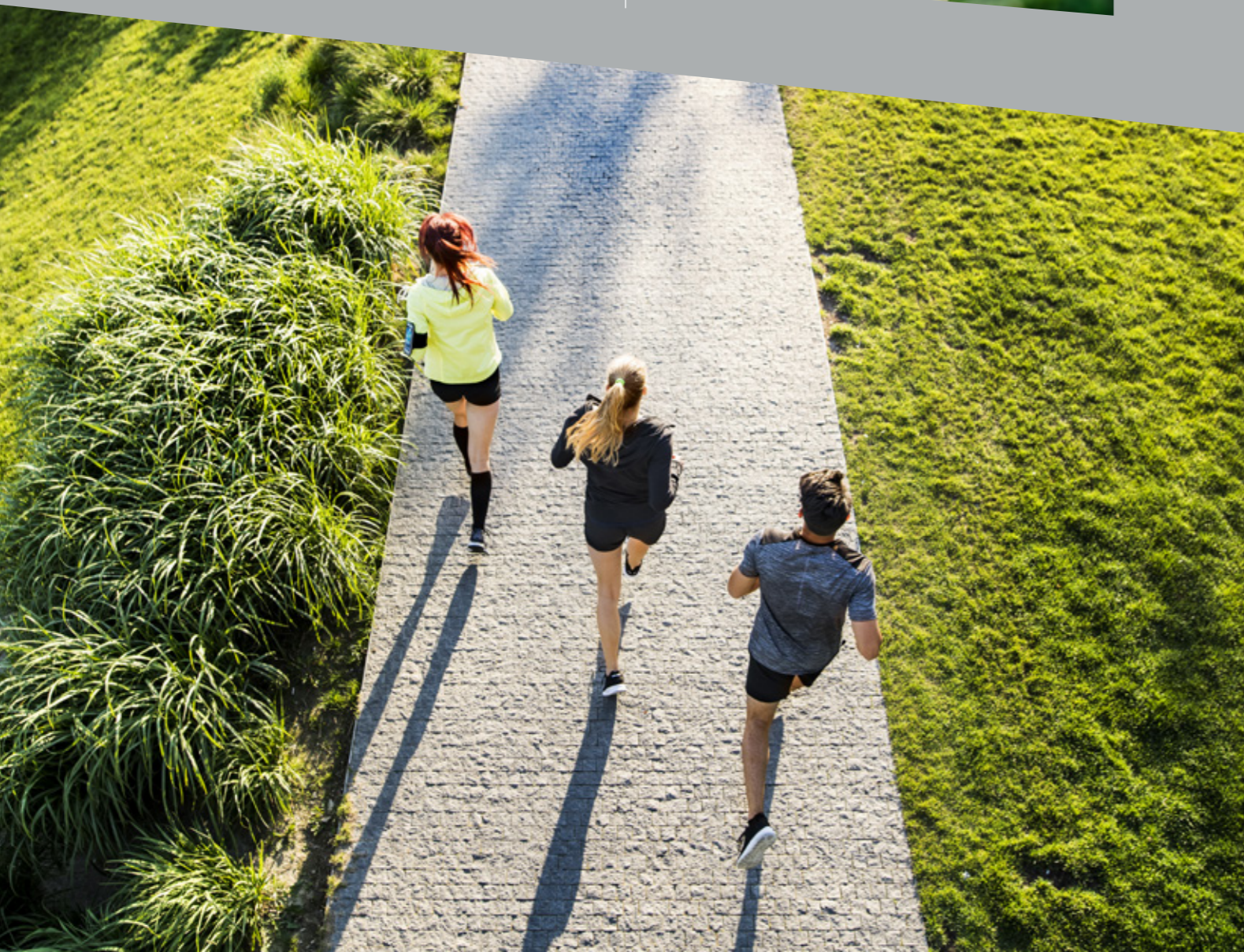
## WELLNESS WORKS

A healthy, happy team is an effective team. Wellness is an overriding theme here at Solent Business Park, thanks to an array of facilities designed to keep you and your staff feeling tip-top and on-the-ball.

Dispelling the image of an out-of-town business park as being a sterile, functional place, Solent Business Park has been designed with both relaxation and activity in mind.

Lakes, fountains and plentiful greenery make for a soothing backdrop to even the most bustling of workdays. And if you need to get away from your desk for a bit you've got scenic walking, running and cycling routes, right there on your doorstep.

This deference to nature is echoed in Fusion's refurbishment plans. Natural finishes, tactile timber and beautiful living-plant walls in the reception area bring the feel of the pastoral outdoors, indoors.



CGI proposed image





# PERFECTLY PLACED

**S**olent Business Park offers the best of both worlds. You're away from noisy urban distractions, surrounded by lakes and woodland – but with a wealth of high-quality leisure, retail and dining options close at hand.

And you couldn't be better located to enjoy some of the UK's most prestigious sporting venues and events – whether golf, cricket, sailing, racing or football is your thing.



### Within Solent Business Park

- Solent Hotel and Spa
- Caffe Dallucci
- Parson's Collar public house
- Subway
- Trenchers Sandwich Bar

### Within Easy Reach

- Meadowside Leisure Centre
- Cineworld
- Tesco Superstore
- Whiteley Shopping Centre
- Skylark Golf Club
- The Ageas Bowl
- Sailing in the Solent
- Goodwood Circuit



- 1 Zurich
- 2 NATS
- 3 Regus
- 4 Northrup Grunman
- 5 Shoosmiths
- 6 HSBC
- 7 Specsavers
- 8 The Solent Hotel Spa & Gym
- 9 Whiteley Shopping Centre
- 10 Caffe Dallucci
- 11 The Parson's Collar Pub
- 12 Subway
- 13 Dominos
- 14 Whiteley Dental Practice
- 15 Trenchers Sandwich Bar



Images for illustrative purposes only



# THREE OF A KIND

## FUSION ONE

c.65,000 sq ft over three floors.

## FUSION TWO

c.40,000 sq ft over two floors.



## FUSION THREE

c.50,000 sq ft over two floors.



CGI proposed images

## THE NITTY GRITTY

- Suspended ceilings with recessed, daylight-dimming lighting and PIR sensors
- Enhanced and optimised four-pipe VRF heating and cooling system
- Inverter technology heat-recovery ventilation, providing up to 81.5% efficiency
- Raised-access floors
- Shower facilities

- Dedicated 11,000V power supply exclusively for the tenants services
- 13 person/1000kg capacity lifts
- Bicycle facilities
- Extensive allocated parking with parking enforcement
- Refurbished reception areas
- 24/7 Security
- HDPT2 Infrared security cameras
- Paxton video access controls

# A TO B - EASY

**S**olent Business Park is the South Coast's most prestigious office location not only because of its facilities, but also its advantageous location. Sitting directly opposite Junction 9 of the M27, it's an ideal Point A for getting to wherever your Point B is.

## Road

Portsmouth is 11 miles away, and it's 10 miles to Southampton, and Southampton Airport.

## Rail

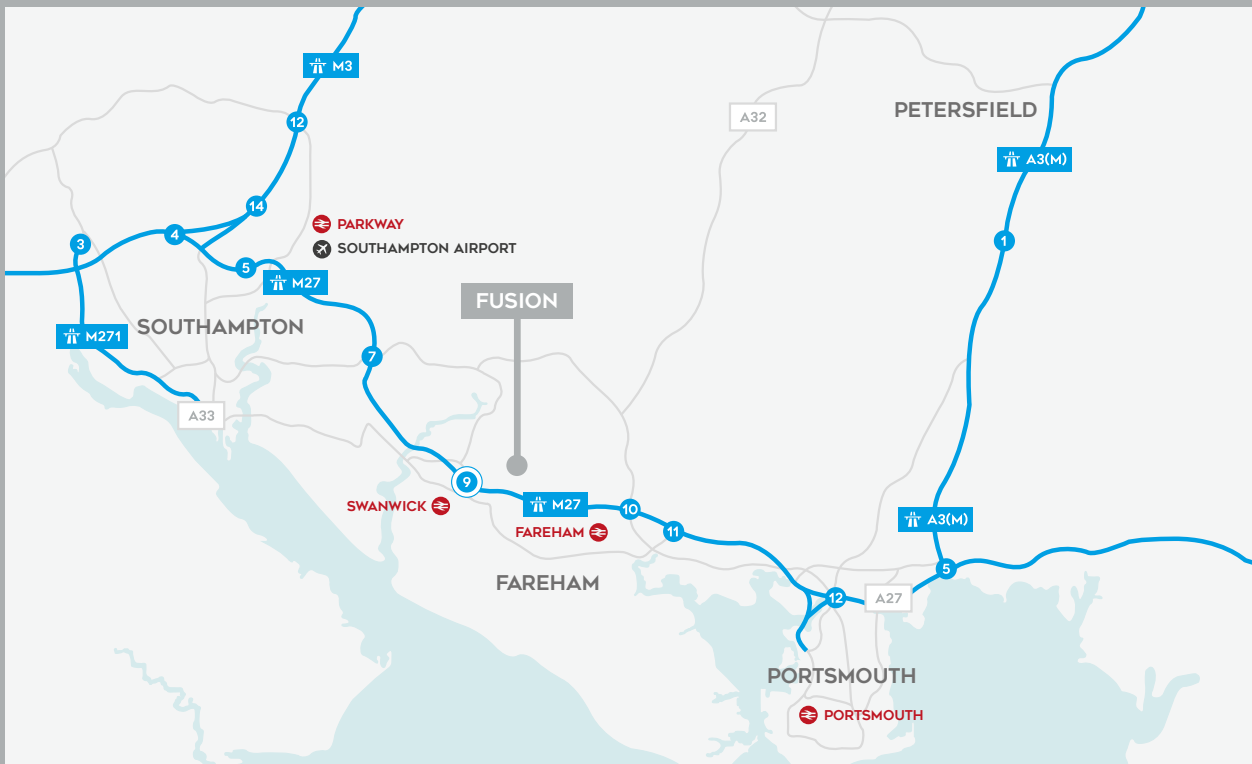
From Southampton Parkway rail station, London Waterloo is just over an hour away. Swanwick rail station, meanwhile, is one mile from Solent Business Park.

## Air

Flights from Southampton Airport connect you to most UK airports and European destinations.

## Sea

Passenger and freight services from Portsmouth are available to Caen, Cherbourg, St. Malo and Le Havre.



## LET'S TALK



**Andy Hodgkinson**  
Lambert Smith Hampton  
07702 801 595  
01489 579 579  
ahodgkinson@lsh.co.uk



**Jason Webb**  
Hellier Langston  
07989 959064  
023 8057 5413  
jason@hlp.co.uk

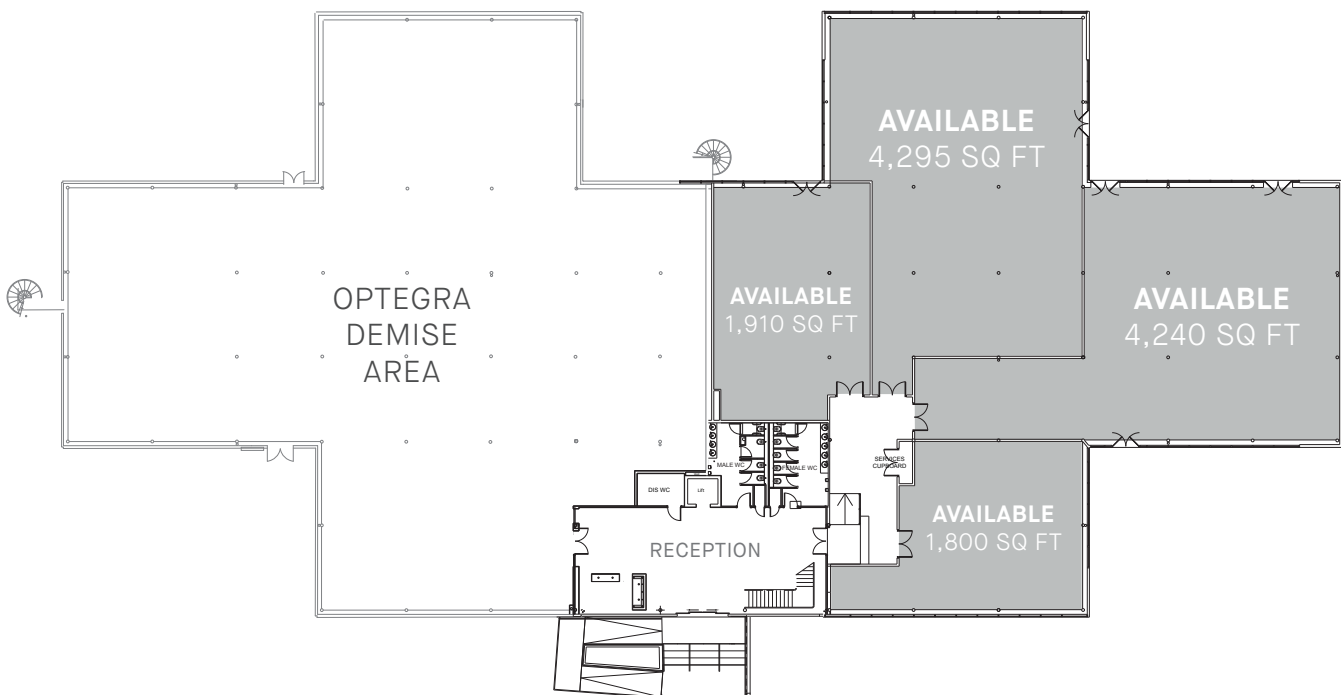
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# FUSION THREE

AVAILABLE SPACE

1,800 - 12,245 SQ FT

## GROUND FLOOR



**Rent:** £18.75 per sq ft

**Rateable Value:** Tenants to confirm exact business rates by visiting the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** £8.19 psf (to 31st Dec 2023)

**EPC:** B

**Parking Ratio:** 1:200 sq ft

**Legal Costs:** Each party to be responsible for its own legal costs incurred in the transaction.

**Terms:** Available on effectively full repairing and insuring leases either as a whole or in separate suites. Consideration will be given to splitting floors to provide smaller suites, subject to lease terms and covenant.