

AFFINITY **ONE** - 3,311 TO 30,980 SQ FT  
AFFINITY **TWO** - NOW FULLY LET



SOLENT BUSINESS PARK | FAREHAM PO15 7JZ

# TWO BUILDINGS ONE VISION

Affinity **One** and **Two** have been refurbished with sustainable materials meeting BRE's guidance for a 'very good', BREEAM rated project.

Affinity **One** and **Two** have undergone a full refurbishment to bring the properties up to modern day BCO office standards capturing ESG assessment for the environment, social and wellbeing of prospective tenants.

The units have been decarbonised, so there will be no direct fossil fuels burned in the running of the properties. The buildings are EPC B rated and the various suites have been fitted with new carbon dioxide monitors to ensure indoor air quality is monitored and measured.



# A SHARED AFFINITY WITH DETAIL



Newly refurbished  
reception and  
common areas



New VRF  
air-conditioning  
system



Fully accessible  
raised floors



Male & Female WCs  
and shower facilities



Suspended ceilings  
with modular  
LED lighting



Two new  
13 passenger  
lifts per building



Excellent parking ratio  
with an additional  
162 spaces available  
by separate agreement



Cycle  
storage  
facilities



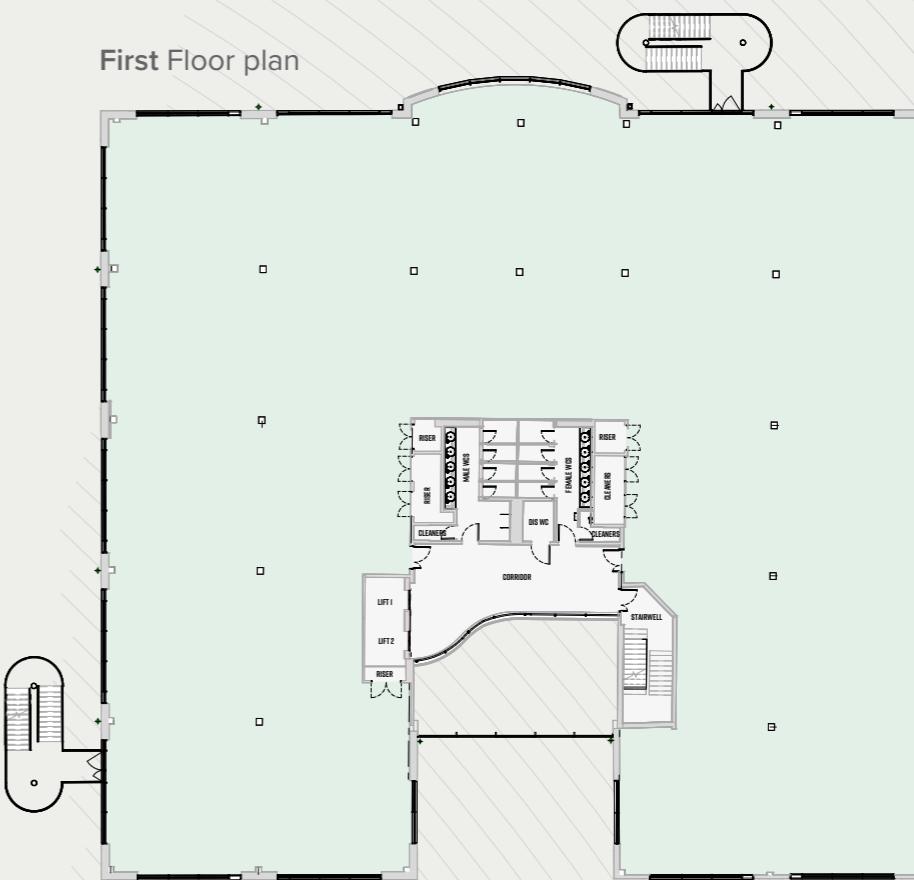
# AFFINITY ONE

Availability	Sq ft	Sq m
Ground	3,311	307.61
First	13,850	1,286.7
Second	13,819	1,283.8
<b>Total</b>	<b>30,980</b>	<b>2878.11</b>

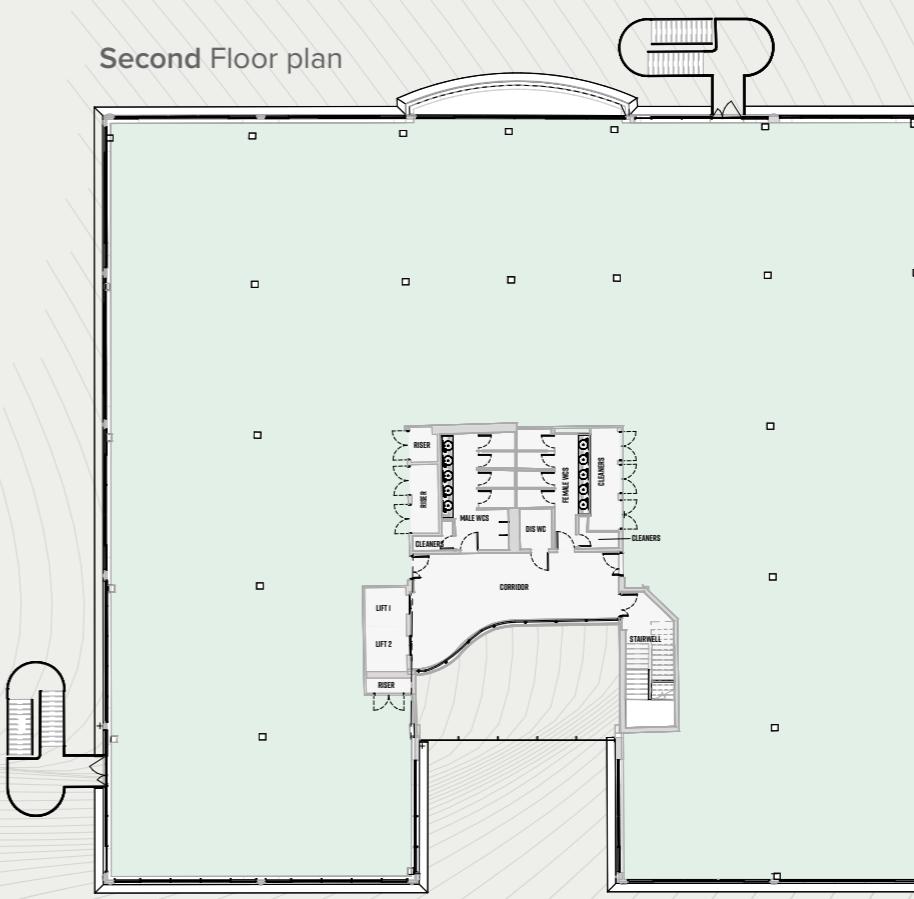
164 spaces providing an excellent ratio of 1:189 sq ft\*

\*There are an additional 162 spaces available by separate agreement, located 2 minutes walk' from the site.

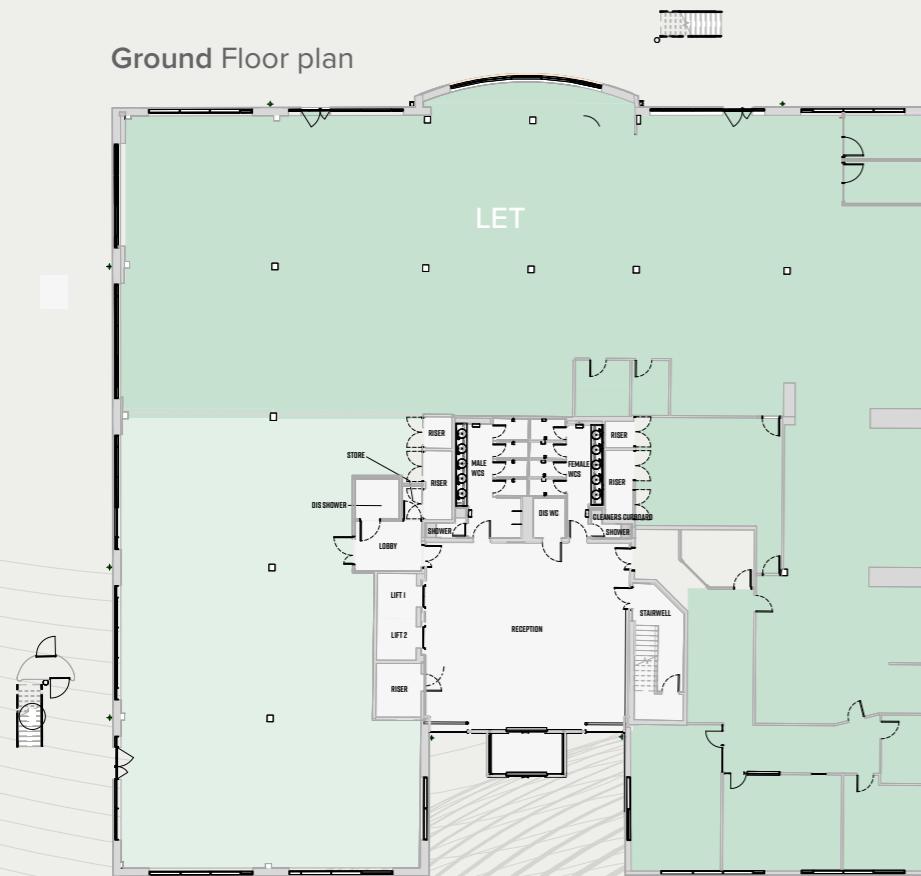
First Floor plan



Second Floor plan



Ground Floor plan





## AN AFFINITY WITH FLEXIBLE SPACE

Remodelled, flexible,  
modern workspace from  
3,311 to 30,980 sq ft



# AN AFFINITY WITH YOUR SURROUNDINGS

Solent Business Park, the premier business park on the south coast.

## Solent Business Park

- Zurich Insurance
- Menzies accountants
- NATS
- HSBC
- Offices of the Police and Crimes Commissioner
- Shoosmiths

## Whiteley Shopping Centre

Amenities include:

- Tesco Superstore
- Marks & Spencer
- H&M
- Sports Direct
- Next
- Boots
- Five Guys
- Harvester
- Costa Coffee
- Wagamama
- Cineworld

Solent Business Park is a major employment hub within the Solent economic region on the south coast of England. It is located on the M27 corridor equidistant between Southampton and Portsmouth. Southampton city centre is situated 8 miles to the west, whilst Portsmouth is situated 11 miles to the east.

London is approximately 80 miles to the North East. Solent Business Park covers some 79 hectares (195 acres) of mixed-use development. The Park is comprehensively landscaped with parkland and lakes.





## AN AFFINITY WITH THE ENVIRONMENT



Located towards the northern end of the Park, Affinity One and Two are well served with staff facilities, being only a few minutes' walk to both Whitely Shopping Centre and The Solent Centre, both of which offer a number of catering options.

# AN AFFINITY WITH THE SOUTH COAST



Adjoining the M27 at Junction 9, only 8 minutes from Swanwick railway station and within 15 minutes' drive of Southampton airport.

Smart motorway upgrade works to the M27 completed in early 2022. In addition, significant road improvements have been carried out to Junction 9 and Whiteley Way, which also provide additional means of access to Whiteley, greatly relieving pressure on the existing road network.

The Bluebell Way link road, linking Whiteley to the A3051 Botley Road, is now also open providing a further access to the business park, there are now 5 roads access points into the site.



# AFFINITY ONE TWO

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## TERMS

Available by way of new effectively Full  
Repairing and Insuring leases

## RENT

On application

## EPC

B

## SERVICE CHARGE

A service charge will be levied to cover the  
cost of maintenance and landscaping of the  
buildings, further information upon request.

## VAT

VAT will be payable

## LEGAL COSTS

Each party to be responsible for their own legal  
costs

## ANTI -MONEY LAUNDERING

In accordance with Anti-Money Laundering  
requirements, two forms of identification will be  
required from the purchaser or tenant and any  
beneficial owner together with evidence/proof  
identifying the source of funds being relied upon  
to complete the transaction.

**Lambert  
Smith  
Hampton**

**023 8033 0041**  
[www.lsh.co.uk](http://www.lsh.co.uk)

Andy Hodgkinson  
[AHodgkinson@lsh.co.uk](mailto:AHodgkinson@lsh.co.uk)

DDI: 02380 713075  
M: 07702 801595

Jason Webb  
[jason@hlp.co.uk](mailto:jason@hlp.co.uk)

DDI: 02380 574513  
M: 07989 959064

**HELLIER  
LANGSTON**  
02382 022111  
[hlp.co.uk](http://hlp.co.uk)

**AFFINITY-SOLENT.CO.UK**

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