



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

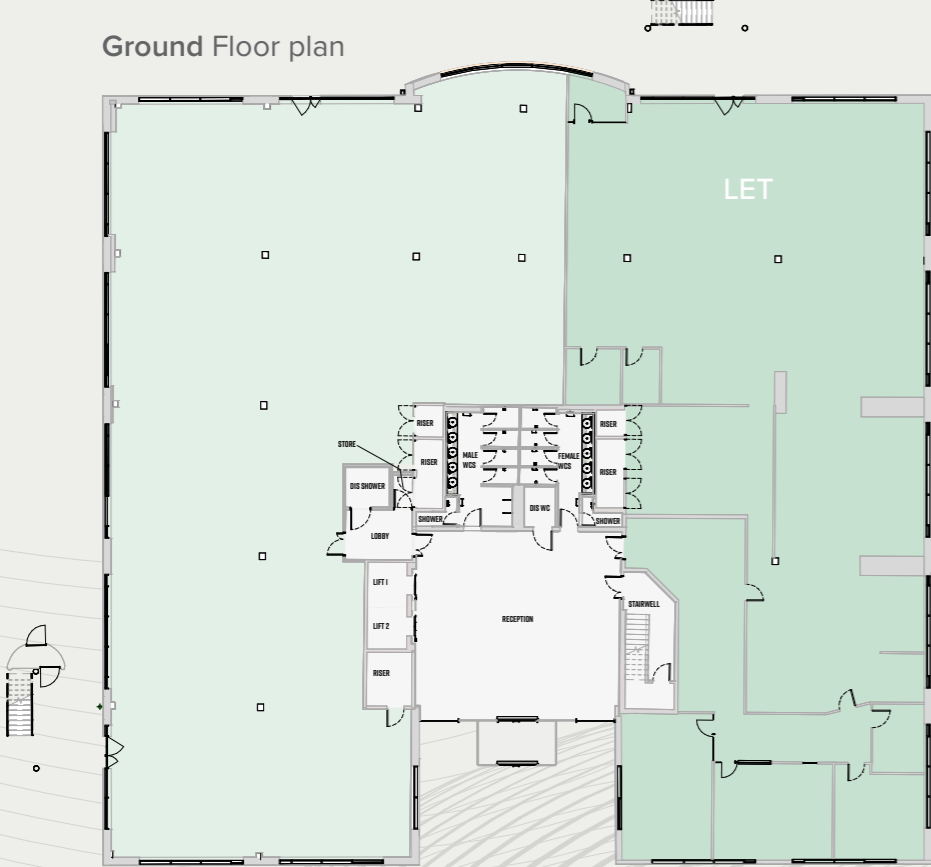
# AFFINITY ONE

Availability	Sq ft	Sq m
Ground	7,305	678.7
First	13,852	1,286.9
Second	13,852	1,286.9
<b>Total</b>	<b>35,009</b>	<b>3,252.5</b>

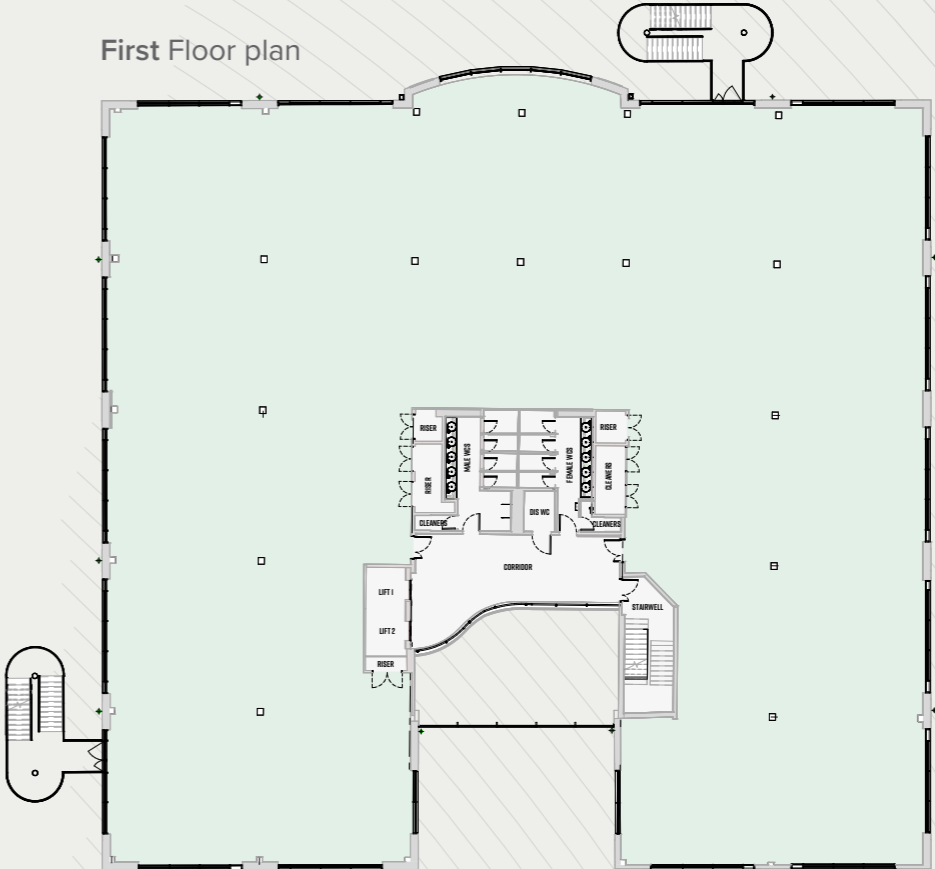
221 parking spaces providing an excellent ratio of 1:189 sq ft\*

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

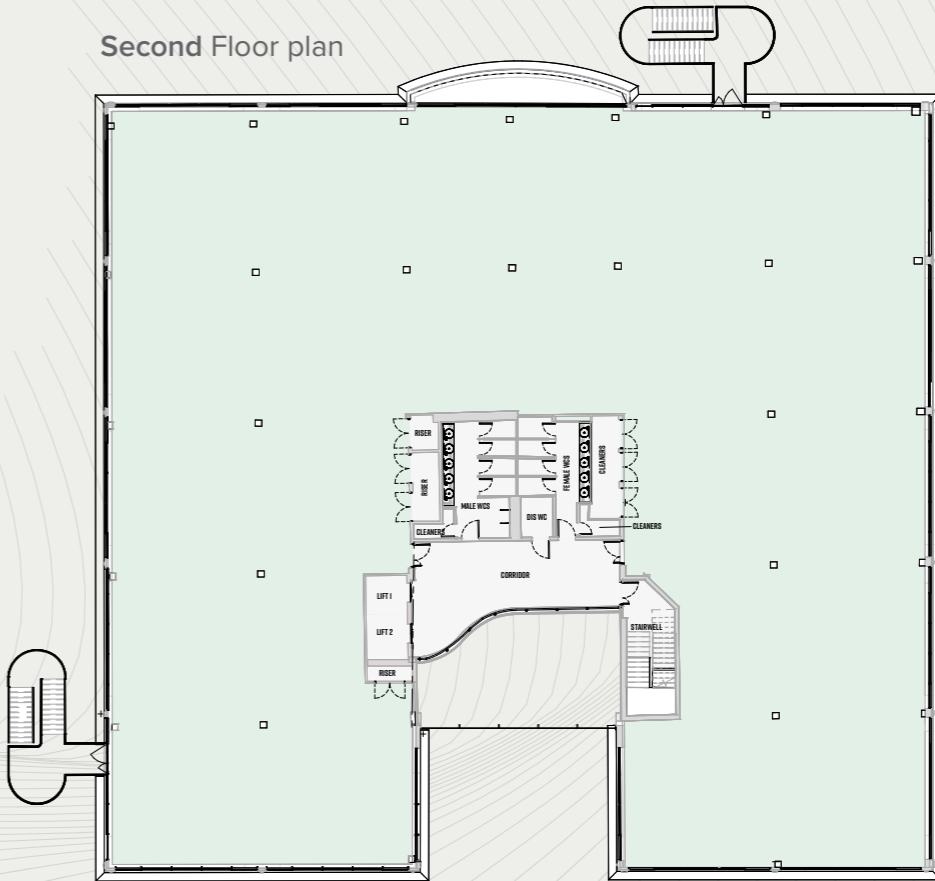
Ground Floor plan



First Floor plan



Second Floor plan





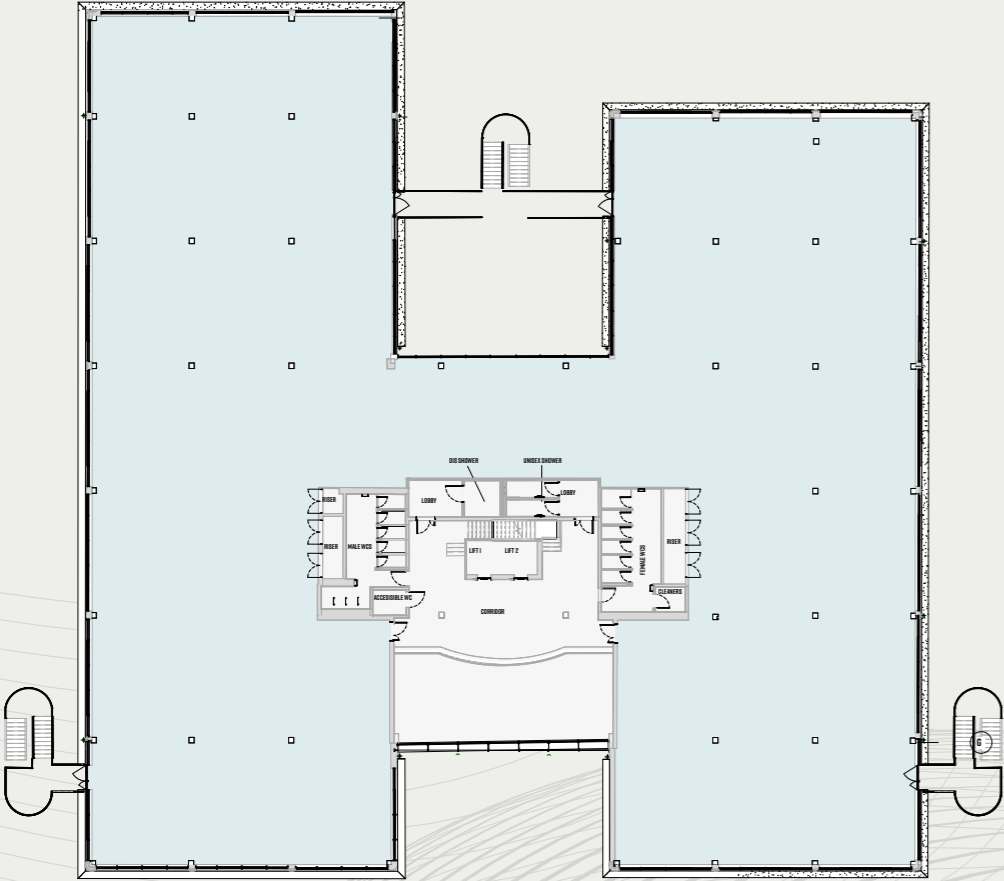
# AFFINITY TWO

Availability	Sq ft	Sq m
Second	19,519	1813.4
<b>Total</b>	<b>19,519</b>	<b>1813.4</b>

309 parking spaces providing an excellent ratio of 1:190 sq ft\*

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

Second Floor plan







# AN AFFINITY WITH FLEXIBLE SPACE

Remodelled, flexible,  
modern workspace from  
7,300 to 54,500 sq ft





# AN AFFINITY WITH YOUR SURROUNDINGS

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.

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







# 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



M27	0.5 miles
Southampton	10 miles
Portsmouth	12 miles
M3	16 miles
Heathrow Airport	69 miles
Central London	81 miles
Gatwick Airport	83 miles



Fareham	6 mins
Southampton	18 mins
Portsmouth	33 mins
Bournemouth	59 mins
Brighton	95 mins
London Waterloo	108 mins

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 top 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.

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Smith  
Hampton**

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