

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



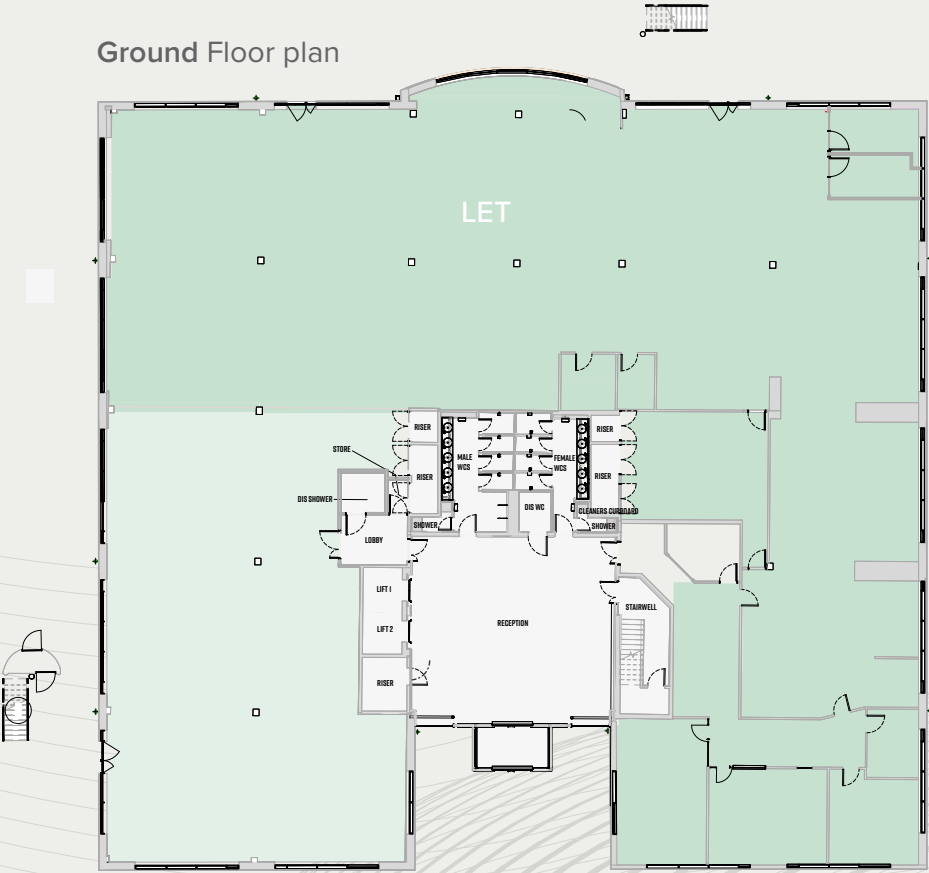
AFFINITY ONE

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

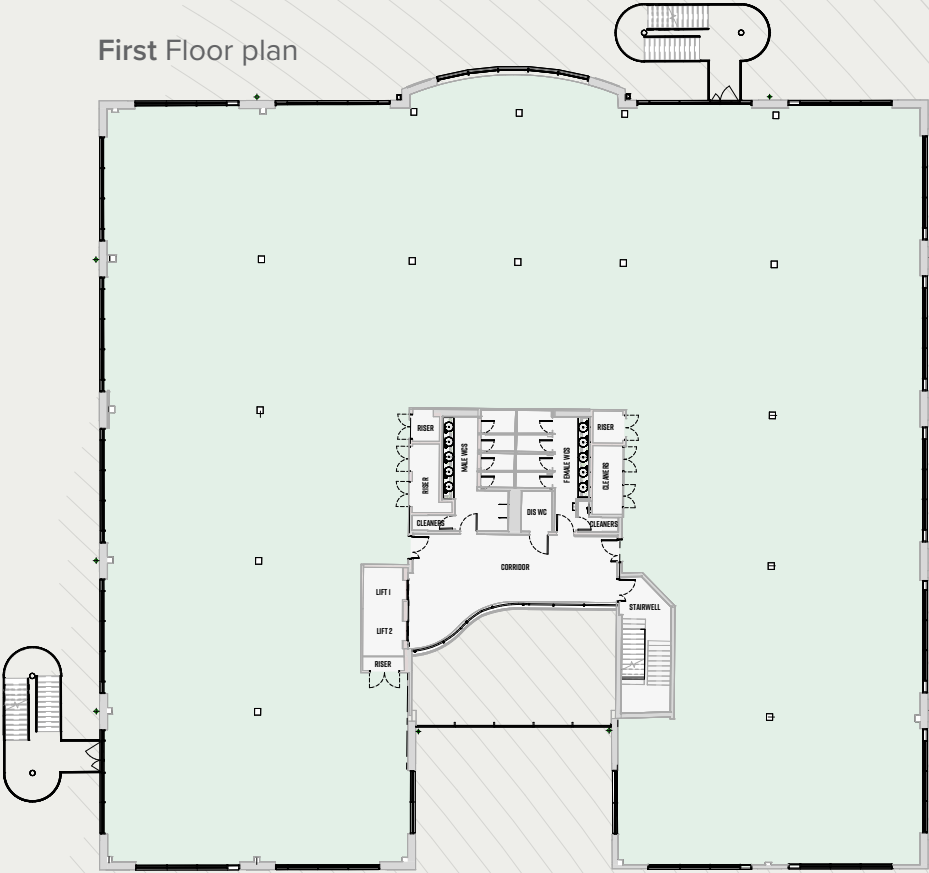
164 spaces providing an excellent ratio of 1:189 sq ft*

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

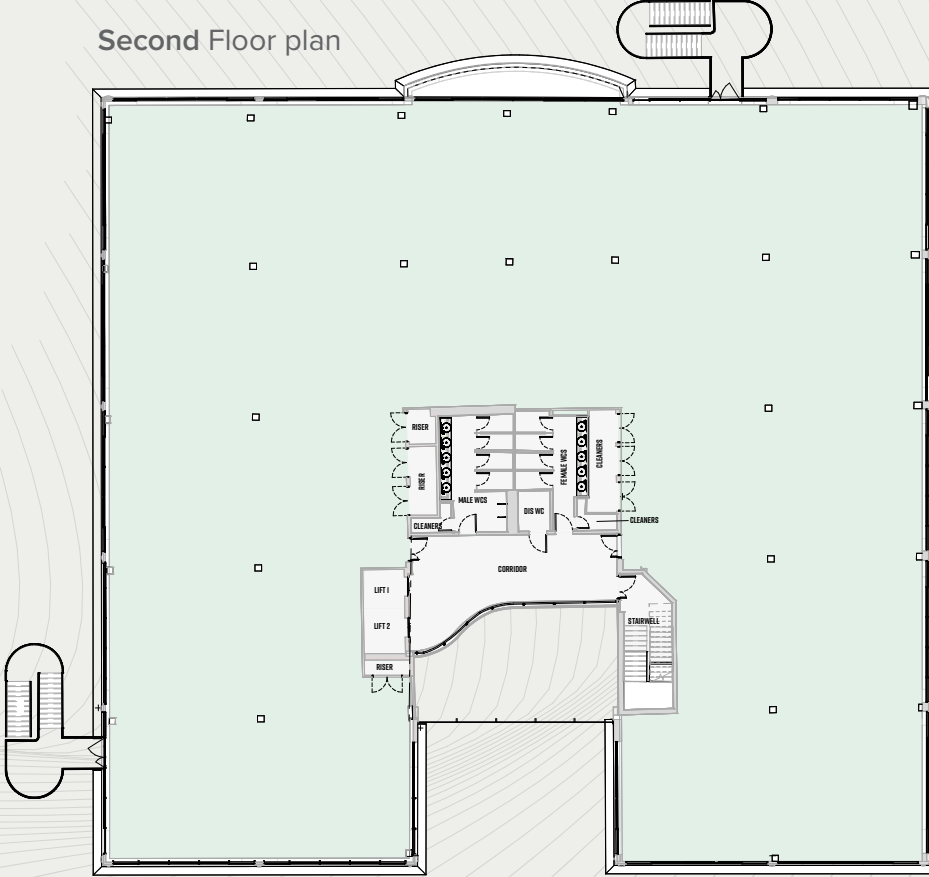
Ground Floor plan



First Floor plan



Second 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 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

SOLENT BUSINESS PARK | FAREHAM PO15 7JZ

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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