

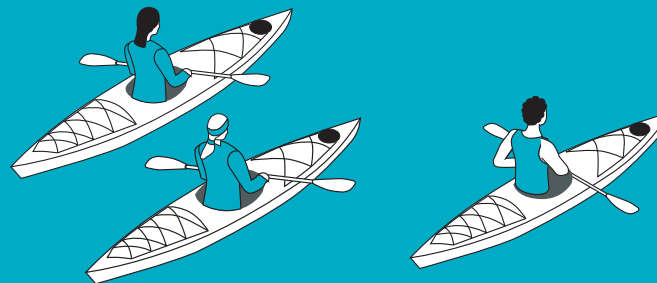
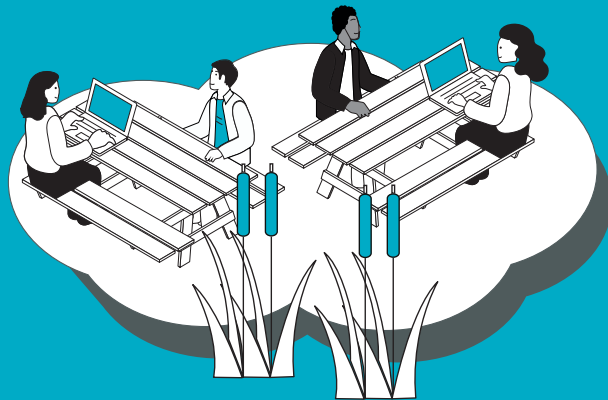
WATERSIDE

18,151 SQUARE FEET-1,686 SQUARE METRES

TO LET



WATCH YOUR BUSINESS AND PEOPLE THRIVE IN THIS UNIQUE SPACE



Prime ground floor office space, on a single floorplate, with unparalleled lake views, outside waterfront terrace and meeting rooms.

www.lakesidenorthharbour.com/waterside

LAKESIDE
NORTH HARBOUR
BEYOND THE OFFICE

WELCOME TO WATERSIDE

A FLEXIBLE, SOUTH-FACING OFFICE SUITE measuring 18,151 sq. ft of light-filled, flexible workspace with stunning lake views, private amphitheatre, three fitted kitchens and exclusive waterside seating area - ready for immediate move-in. Offering exceptional amenities including air conditioning, dedicated meeting rooms, a striking 100-seater amphitheatre-style staged area, a spacious main kitchen and an impressive waterside terrace with unparalleled lake views.

Located in Building 2000, the suite also provides access to a 250-seat presentation theatre, the Winter Garden Café, a Business Lounge, and a fully manned reception area. Finished to a high standard and ready for immediate occupation, this office space is the perfect place for your business and provides the opportunity to join our thriving campus community.





IMPRESSIVE WATERSIDE LOCATION

18,151 SQUARE FEET

1,686 SQUARE METRES

Working at Lakeside business campus offers a unique blend of productivity and wellbeing, thanks to its expansive 130 acres of office and green space set beside a tranquil 19-acre lake. This natural environment creates a serene atmosphere that enhances employee wellbeing, reduces stress, and fosters creativity.

The spacious layout of the 'Waterside' office suite allows for modern, flexible office design and layout, with plenty of space for outdoor meetings, and walking trails around the lake, encouraging a healthy work-life balance. For businesses, this setting boosts staff satisfaction and retention while also offering an impressive, professional location to host clients.

The combination of nature and functionality makes Lakeside an ideal place to thrive both professionally and personally.





GROUND FLOOR



MEETING ROOMS



AMPHITHEATRE

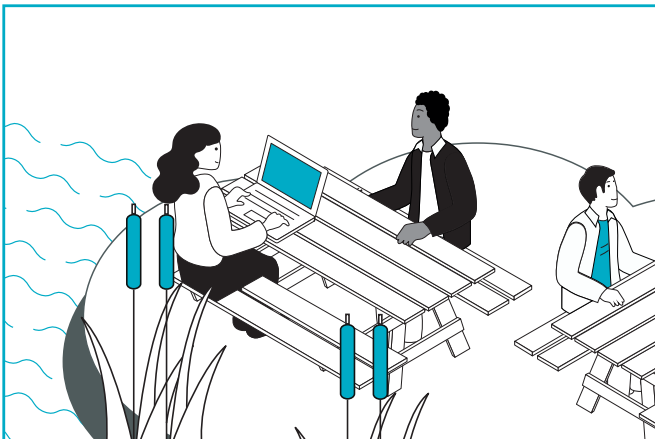


LOWER GROUND FLOOR





LOWER GROUND FLOOR



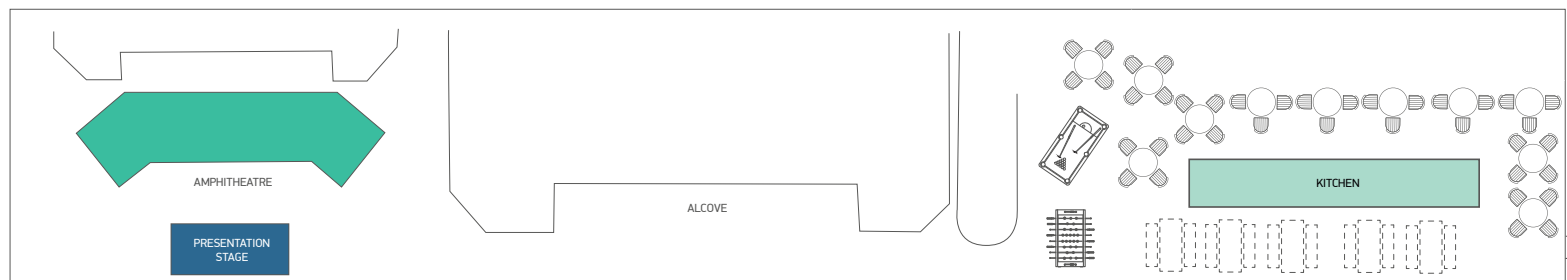
SUGGESTED LAYOUT



FLOOR PLAN KEY

- 1 TO 1 ROOMS
- TRAINING ROOM
- TEAPOINT
- KITCHEN
- COMMS ROOM
- LOCKERS
- AMPHITHEATRE
- LEARNING CORNER
- PRAYER ROOM
- WELLBEING ROOM
- STOREROOM
- PRESENTATION STAGE

GROUND FLOOR



LOWER GROUND FLOOR

OVERVIEW

Lakeside is a dynamic five-building campus designed to meet a wide range of business needs. Building 1000 welcomes visitors with a stunning glass fronted atrium, with versatile meeting rooms, and a vibrant restaurant 'The Hub'. Building 2000 offers a 250-seat auditorium, a stylish Business Lounge for informal gatherings, and a tranquil Winter Garden and Courtyard, complete with relaxed seating and ping pong tables. The campus demonstrates a strong commitment to sustainability, recently installing over 8,500 solar panels as part of a major green initiative, reinforcing Lakeside's role as a forward-thinking and environmentally conscious destination.

The onsite amenities at Lakeside – including a fitness studio, beauty salon, hotel with a fully equipped spa and gym, and five cafes and shops – offer convenience for our occupiers, whilst the landscape provides the perfect getaway from the office. There is free parking for over 3,000 cars, and a free shuttle bus service for occupiers to Portsmouth, Cosham and Hilsea.

The My Lakeside digital platform and app offers all occupiers a seamless way to access amenities, stay informed and engage with the wider community- it's a great tool to help onboard your team when they are new to the campus, enhancing workplace experience, operational efficiency, and overall wellbeing.

We make it as easy as possible for new occupiers to take space on site, by offering Model Commercial Leases (MCL).



LAKE SIDE NORTH HARBOUR BEYOND THE OFFICE

GET IN TOUCH AND EXPERIENCE WORK 'BEYOND THE OFFICE'

For office space enquiries and availability, please contact:

RUSSELL MOGRIDGE

rmogridge@vailwilliams.com

07815 737175 | 0239 220 3200



ANDY HODGKINSON

ahodgkinson@lsh.co.uk

07702 801595 | 023 8071 3075



For further information about Lakeside North Harbour:

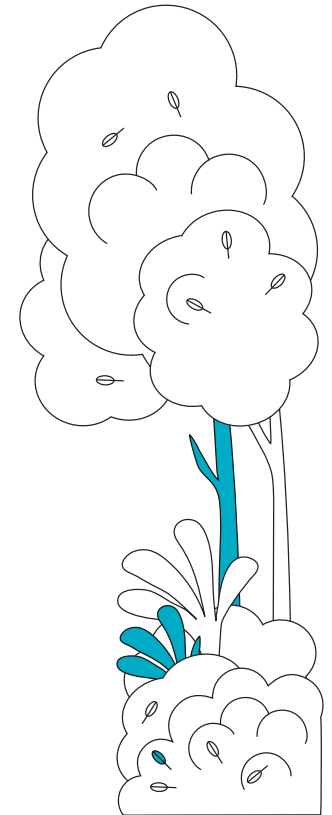
SIMON BATEMAN

Lakeside North Harbour Asset Manager

simon.bateman@portsmouthcc.gov.uk 0771 098 7008

To find out more go to www.lakesidenorthharbour.com

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TERMS – A NEW FRI LEASE IS AVAILABLE ON FLEXIBLE LEASE TERMS

RENT AND SERVICE CHARGE – COSTS PROVIDED ON APPLICATION EXCLUSIVE OF SERVICE CHARGE, BUSINESS RATES, UTILITIES AND VAT

SERVICE CHARGE – THERE IS A SERVICE CHARGE FOR COMMUNAL AREA RUNNING COSTS, INCLUDING MANNED RECEPTIONS, 24 HOUR SECURITY, ETC

RATEABLE VALUE – PROSPECTIVE OCCUPIERS ARE RECOMMENDED TO MAKE THEIR OWN ENQUIRIES REGARDING BUSINESS RATES WITH PORTSMOUTH CITY COUNCIL

EPC RATING – ANTICIPATED B





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Western Road
Portsmouth PO6 3EN



view our video and brochure

LAKESIDE
NORTH HARBOUR
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Photograph: Paul W Baker