

Totally
Bespoke

ChilcombPark

Chilcomb Lane - Winchester - Hampshire - SO21 1HU

brand new business space from **25,000sq ft** to **89,000sq ft**



Welcome

Chilcomb Park is an innovative commercial development designed to meet the needs of both national and local businesses. It is a flexible development that can be built to meet an organisation's specific requirements.

Through detailed site analysis and design, Chilcomb Park is set to provide substantial environmental benefits to both its own location and its surroundings, economically, aesthetically and in terms of sustainability.

Location

Chilcomb Park is a 1.9HA (4.7 acres) site located east of the M3, approximately half a kilometre from Junction 10. The site itself is adjacent to the junction between Chilcomb Lane and St Catherines Way, the A31.

The site is within the East Hampshire Area of Outstanding Beauty. It is surrounded by rolling chalk downland with dry valleys interspersed with woodland.

Winchester City Centre is approximately 2.5 km away by foot. However, it is less than 1km from the **591 space Bar End Park and Ride car park** which has a regular bus service into the city and train station. The residential village of Chilcomb is 1km to the east of the site.





Connect

Connect with your surroundings and locate your business close to a major transport infrastructure.

Rail

Winchester is served by the mainline route between London Waterloo and the South Coast.

Fast services to London Waterloo take approximately 55 minutes. There are also regular connections to the Midlands and the North.

Air

The closest airport to Winchester is Southampton (Eastleigh) which is 8 miles away with daily flights to Paris, Brussels and Amsterdam as well as from the Channel Islands, Manchester, Newcastle, Edinburgh and Glasgow. London Heathrow is 50 miles away and London Gatwick is 72 miles away. There are regular road, rail and coach links from both of these airports, with the motorway journey time to Winchester between 1 and 2 hours.

Road

Winchester is connected to the motorway network with easy access from all parts of the country. Drivers approaching Winchester from the North should exit at junction 9 on the M3. At junction 10, motorists can only access and exit the M3 from the south. Access to Winchester includes the following: London - M3, South Coast - M3 and M27, Midlands & North - A34, West Country - A303, South-East - M20, M25, M3 or A272.



Winchester

The right environment for your business

Winchester is a unique heritage city, situated just one hour south west of London.

The city boasts a magnificent cathedral, award winning pubs and restaurants, and a wide range of high street and independent shops, all surrounded by the beautiful rolling countryside of Hampshire.

Getting there

Travel to and around Winchester is easy. Winchester lies surrounded by Hampshire's countryside on the edge of the South Downs – within easy reach of the maritime cities of Southampton (13 miles) and Portsmouth (30 miles) to the south and the New Forest 18 miles to the west. London is also a short 55 minute train journey away for those that need easy access to the city.

Winchester Cathedral

A place of worship for over 900 years, Winchester's world-famous cathedral is as remarkable for its hidden treasures as it is for its spectacular architecture.

Shopping

Start off with the Brooks area offering a selection of High Street 'names' alongside the bustling markets of Middle Brook Street. Visit the High Street, with its wealth of Regency and Elizabethan bow-fronted shops and in The Square, one of Winchester's most attractive corners, where specialist shops jostle for attention with quaint pubs and restaurants.



Walking routes

The outskirts of the city very quickly open out onto the South Downs National Park and a number of long-distance walking paths with plenty of welcoming hostelrys along the way.



Quality Time

Whether it's a fast paced night out on the town or a quiet dinner with family or friends Winchester has a fantastic selection of pubs, bars, clubs and restaurants to suit all tastes and help you relax into your evenings and weekends.



Food and Drink

Drawing on its rural resources, the ancient capital of England enjoys a growing reputation for local produce and fine fare, endorsed by the size and popularity of its thriving monthly farmers' market.

The Winchester District is home to a number of award-winning pubs and restaurants, so once you've sampled the best of the city, be sure to follow your tastebuds out into the surrounding villages for a complete gourmet experience.

Southampton

Known for its waterfront setting along the Solent inlet, the city of Southampton is a modern and bustling place to visit, filled with huge shopping malls, modern buildings and an interesting past. Due to its location, the city of Southampton has gained considerable wealth from its past shipbuilding industry, with a number of notable ships being built here over the years.

Surrounding Area

There are a number of varied attractions and places to visit in the surrounding area, including the Beaulieu Motor Museum, Wickham Vineyard, Intech Science Centre, The UK's largest capacity digital Planetarium, Jane Austen's 17th Century house and the fabulous Marwell Wildlife Park to name just a few.

Our Location and how to find us



Flexibility

Our experience shows that not all companies require a standard office or industrial building.

Chilcomb Park can offer tailor made building solutions from 25,000 sq ft - 89,000 sq ft to meet the potential occupier's specific size and layout requirements and we aim to accommodate clients using our experienced property design and management team.



Flexible Solution





Design Concept 1

Single HQ building

Use Class	Floor area (GIA)		Car parking	Parking standard	
	sq m	sq ft		sq m/space	sq ft/space
B1(a)	8,270	88,985	200	41	445



Design Concept 2 Two HQ buildings

Use Class	Floor area (GIA)		Car parking	Parking standard	
	sq m	sq ft		sq m/space	sq ft/space
North building B1(a)	5,903	63,516	143	41	445
South building B1(a)	2,367	25,469	57	41	445
TOTAL	8,270	88,985	200		



Design Concept 3

60% B1(a) and 40% B8 Warehouse

Use Class	Floor area (GIA)		Car parking	Parking standard	
	sq m	sq ft		sq m/space	sq ft/space
B1(a)	4,962	53,391	120	41	445
B8	3,308	35,594	37	90	968
TOTAL	8,270	88,985	157		

Innovation

Give it the personal touch and take the opportunity to design and create your perfect working environment.

We give you the innovation support you need which means that whatever your organisations size or sector we can tailor to your specific needs and business requirements.

Either way, we will have something precisely suited to your operation, budgets, schedules and personal business goals.



Delivery in just 18 months

'let us fit a building around you rather than you fitting around a building'

From an initial meeting we will discuss and agree a first brief detailing your expectations along with an outline of designs, cost estimates and programme schedule.

This will then be followed by a review meeting to refine the initial outline proposals followed by a final presentation for your approval. Once we have an agreement, contracts can be exchanged and the detailed planning application submitted for approval. On agreement of the detailed plans the design work can commence. Construction starts with regular design meetings held to review the construction progress until completion.





Sustainable Design

All concepts will be designed to high standards of sustainability and aim to achieve BREEAM excellent certification. This will give numerous benefits to you, the occupant, environmentally, economically, and socially, with the strategic aims of the development being:

- A minimum of 20% of the site's energy needs to be generated from renewable technologies
- The incorporation of exemplar sustainable building strategies
- Excellent daylighting to promote quality working environments for users
- Flexibility and adaptability to prolong the lifespan of the buildings
- To produce sensitive buildings that bring ecological benefits to the site

This strategy will create a high quality internal environment with good daylight, occupant control and low ambient noise levels that will lead to:

- Increased productivity
- Improved staff retention and attraction
- Ethically responsible corporate image
- Good staff relations
- Reduced sick leave
- Reduced tenancy risks
- Flexibility for fit-out and refurbishment
- Increased profitability and reduced utility bills

the Developers

Cavendish&Gloucester Plc

There is a well-established team at Cavendish & Gloucester Plc that, by combining youthful enthusiasm with experience, operates efficiently as a complete entity to maintain and improve Cavendish & Gloucester Plc business on a day-to-day basis.

No two Cavendish & Gloucester properties are the same. Each is distinctive in appearance and individual in character. The specification for each development is carefully chosen to reflect the demands of the proposed occupier with an emphasis placed on design that matches the needs of each tenant.

Leaders

Cavendish & Gloucester Plc are a leading commercial property development and investment company specialising in acquiring sites and buildings to be upgraded with the distinctive vision and commitment to deliver added value.

The current portfolio consists of over 20 projects with an end value of £200 million. The projects range from managed work space and serviced offices to industrial estates and high street retail units.



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CaseStudy. **HSBC**

“HSBC South Corporate Banking Team are delighted with the product created by Cavendish & Gloucester Properties Plc at Eastleigh Airport and the part all of the professionals played in the building, conceptual design to the completed construction and our ultimate occupation.”

Mark Frettingham Head of Corporate Banking, South Corporate Banking Centre

Scope of involvement

Acquisition of brown field site thereafter obtaining detailed planning consent for 17,329 sq ft of modern office headquarters.

Interviews and appointments thereafter of profession team.

The land works and construction of HSBC regional headquarters.

HSBC Search HSBC needed to relocate from various premises in the surrounding district to bring teams together at one location and saw the opportunity to acquire a landmark building that allowed flexibility in terms of future expansion. Working closely with HSBC on all matters an agreement was reached and a lease signed in March 2008 on an institutionally acceptable lease term. The result provided HSBC with a prominent and well located building and where they have already grown through the building, as anticipated.



CaseStudy. **Psion**

Psion is the pioneer of quality mobile handheld computers and their application in industrial markets around the world.

“We worked closely with Cavendish & Gloucester Properties Plc to provide us with a well located modern office totalling 6,750 sq ft which had all the necessary facilities for our business needs. We have been a tenant of Cavendish & Gloucester Properties Plc for a number of years and hope to continue this close working relationship for the foreseeable future”.

Margaret Vogel - Psion



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Photographs of Ineos HQ, RVC CEEED, SGI Brighton HQ and the Textile Conservation Centre HQ supplied courtesy of architecture plb.

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