

THE GREEN
J13 M3 EASTLEIGH

AN EXCITING NEW OFFICE SPACE WHERE YOUR BUSINESS CAN THRIVE

GRADE A OFFICE SPACE 56,253 SQ FT (5,226 SQ M)

Welcome to The Green, an exciting new office development in the heart of Eastleigh. These flexible, high-quality offices over four floors have a BREEAM rating of Excellent, putting it in the top 10% of the UK's sustainable workplaces. It boasts a fantastic location, large, open floor plans and parking for 184 cars, including 20 electric vehicle charging points and cycle storage. Next door to "Places Leisure", a recently constructed state of the art leisure and wellbeing centre, The Green offers the perfect blend of work and lifestyle balance.





WHERE THE HEALTH AND WELLBEING OF YOUR STAFF IS TAKEN CARE OF

SPEEDY **CYCLEWAYS**

MORNING **COSTA COFFEE**

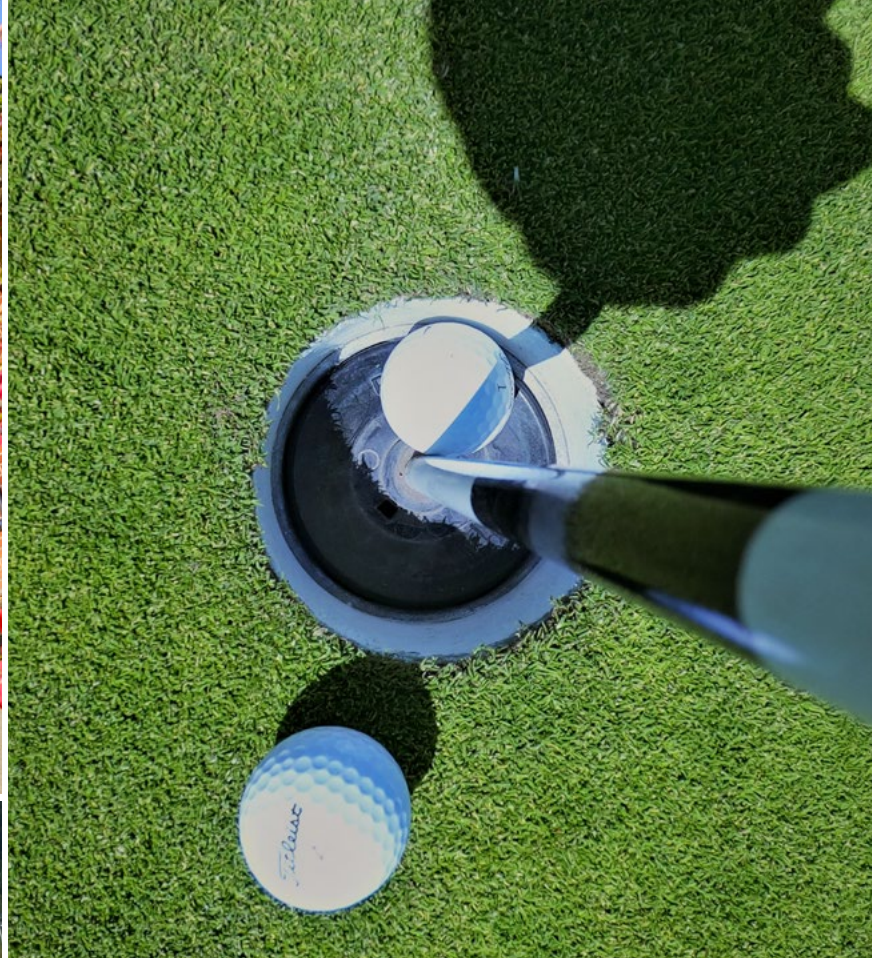
LUNCHTIME **GYM SESSION**

SHOPPING **AT SWAN SHOPPING CENTRE**

RENOWNED THEATRE **THE POINT**

ICONIC HOME OF **HAMPSHIRE CRICKET**





WHERE YOUR BUSINESS IS CONVENIENTLY CONNECTED TO LOCAL TRANSPORT LINKS

ROAD **M3 & M27**

RAIL **EASTLEIGH RAILWAY STATION**

RAIL **SOUTHAMPTON AIRPORT PARKWAY**

AIR **SOUTHAMPTON AIRPORT**

SEA **PORTSMOUTH & SOUTHAMPTON PORTS**

SHORT DRIVE TO **NEW FOREST & WINCHESTER**





WHERE YOU WILL BENEFIT FROM A SUSTAINABLE AND ENERGY EFFICIENT WORKPLACE



GRADE A BREEAM EXCELLENT

The Green boasts a BREEAM rating of Excellent and offers discerning businesses a sustainable space to grow. With 20 electric vehicle charging bays, shower facilities, cycle storage, landscaped grounds and a roof terrace The Green is the perfect base for a modern, forward-thinking business. With "Places Leisure" on the doorstep and cycleways to nearby homes, The Green is the perfect lifestyle choice.



56,253 SQ FT (5,226 SQ M)



ENERGY EFFICIENT BUILDING



ROOF TERRACE

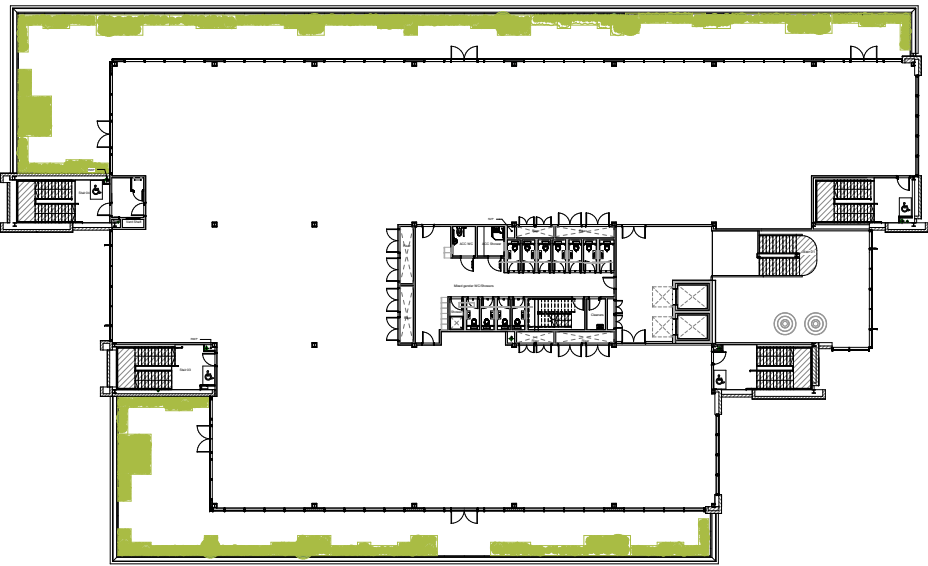


LANDSCAPED GROUNDS



WHERE LIGHT AND SPACE OFFERS FLEXIBLE OPTIONS TO PROVIDE BESPOKE OFFICES

TYPICAL FLOOR



AVAILABILITY

Floor	SQ M	SQ FT
Third	1,347	14,499
Second	1,928	20,753
First	1,928	20,753
Ground	23	248
Total	5,226	56,253



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WHERE THE LOCATION IS PERFECT FOR STAFF AND VISITORS

DRIVE TIMES FROM S050 9PD

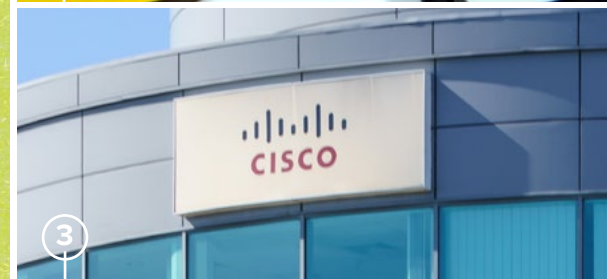
Eastleigh	6 Minutes
Southampton Airport	8 Minutes
Winchester	15 Minutes
Southampton	21 Minutes
Portsmouth	32 Minutes
Heathrow Airport	58 Minutes
Gatwick Airport	1 Hour 32 Minutes

TRAIN TIMES FROM EASTLEIGH RAILWAY STATION

Southampton Airport Parkway	4 Minutes
Winchester	10 Minutes
Southampton	12 Minutes
Portsmouth	30 Minutes
London Waterloo (From Parkway)	1 Hour 11 Minutes

SOURCE: GOOGLE MAPS





AMENITIES:

5. COSTA COFFEE / CHANNON RETAIL PARK
6. PLACES LEISURE CENTRE
7. THE POINT THEATRE
8. SWAN SHOPPING CENTRE
9. EASTLEIGH FOOTBALL CLUB

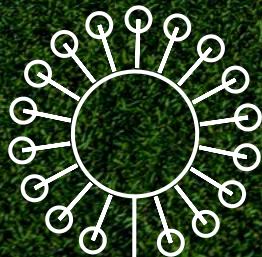


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**AND WHERE
YOUR BUSINESS
CAN BUILD A
LONG TERM
FUTURE.**



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J13 M3 EASTLEIGH

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