

FUSION ONE

SOLENT BUSINESS PARK



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- SOLENT HOTEL AND SPA

- CAFE DELUCCI

- PARSONS COLLAR PUBLIC HOUSE

- SUBWAY

- TRENCHERS SANDWICH BAR

- K:SPA SALON

- DOMINOS PIZZA



WITHIN EASY REACH

- MEADOWSIDE HEALTH CLUB AND GYM

- CINEWORLD

- TESCO

- WHITELEY SHOPPING CENTRE

- THE AGEAS BOWL

- GOODWOOD

- THE GYM GROUP LOCKS HEATH

- SKYLARK GOLF AND COUNTRY CLUB

LOCATION

1. FUSION ONE

2. FUSION TWO

3. FUSION THREE

REASONS TO CHOOSE FUSION 1

- ✓ **EPC rating: A 16**
- ✓ **Green leasing – Collegiate approach to sharing energy data**
- ✓ **Green utility procurement – We use Urban Chain and only procure renewable tariffs**
- ✓ **PV-array being installed Q4 2024**
- ✓ **EV-charging – 20 demised spaces available**
- ✓ **Onsite complimentary bicycle provision**
- ✓ **Gender-neutral WC facilities**
- ✓ **Onsite shower and changing facilities**
- ✓ **Removal of gas from PREM portfolio by 2025**
- ✓ **Place activation – ‘once a month’ events to encourage attendance and collaboration**
- ✓ **Space available as CAT A or plug and play, offering true flexibility**
- ✓ **Plug and play landlord fibre already installed**
- ✓ **All contractors working in the building are either local or pass our ‘ESG criteria’ for sustainability**

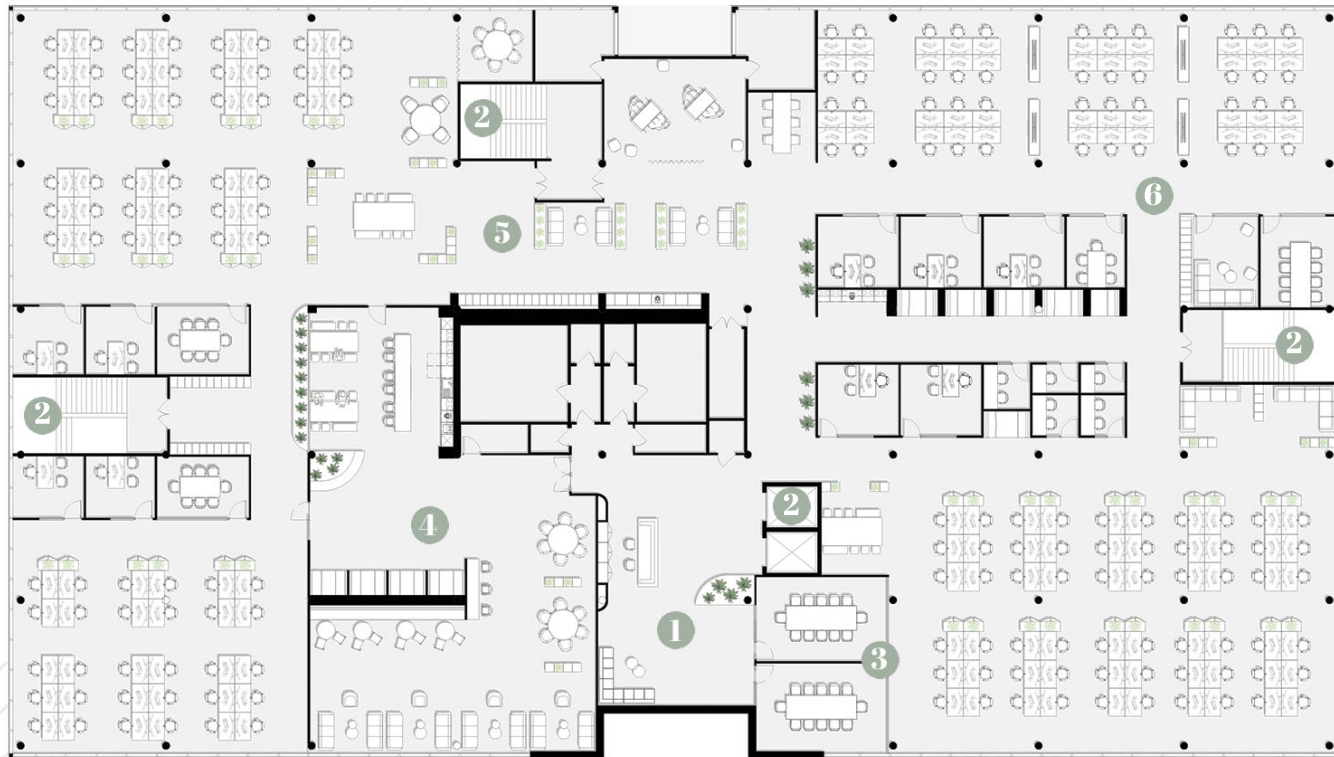
AVAILABLE IMMEDIATELY TO SUIT REQUIREMENTS



CGI - RECEPTION

ACCOMMODATION

Concept Layout - 176 desk spaces



SUITE A - SECOND FLOOR - 23,022 SQ FT

Key Design Features

- 1 - Bespoke HSBC reception and generous client lounge.
- 2 - Multiple access to the floor via stairs or central lifts.
- 3 - Boardroom suites located from reception ideal for hosting meetings and events.
- 4 - Work lounge comprising of a large kitchen, soft lounge area, quiet booths and dining spaces.
- 5 - Open team areas that encourage collaboration and flexible work styles.
- 6 - Mix of volume desking and supportive spaces such as zoom rooms, informal meeting areas and tea points.

SUITE B - FIRST FLOOR - 9,452 SQ.FT

Key Design Features

- 1 - Open areas of desking located to ensure teams have natural light and views over the business park.
- 2 - Large breakout area with dual use for breaks and informal meetings.
- 3 - Formal offices and meeting rooms of varying sizes.
- 4 - Booth area for zoom calls or quiet working.
- 5 - Collaborative spaces to ease use of meeting rooms and encourage flexible working.

Concept Layout - 76 desk spaces



SPECIFICATION AND FIT OUT

WORK LOUNGE

Areas for booth seating with views of surrounding greens spaces

High benches for dual use such as informal meetings and dining

Areas of planting to enhance biophillic design

Soft lighting to enhance the palette and finishes



LOOK AND FEEL

Natural textures to reference nature

Forest greens

Pastels and stones

Limed oak surfaces





lounge

CGI - WORK LOUNGE

LEASE TERMS

Detailed bespoke terms available on request

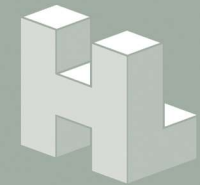
CONTACT

**Lambert
Smith
Hampton**

Andy Hodgkinson
Lambert Smith Hampton
07702 801 595
01489 579 579
ahodgkinson@ish.co.uk



Richard Harrison
Praxis Real Estate Management
0161 830 8861
07494 419 469
richard.harrison@praxis.co.uk



Jason Webb
Hellier Langston
07989 959 064
02380 574 513
jason@hlp.co.uk