



Goodman

S2 | Solent Business Park : **space 2 grow+**

Bespoke business space from 30,000 sq ft to 250,000 sq ft

space 2

evolve+



evolve with the flexibility,
adaptability and space
that suits your business

S2 extends to approximately 16.8 acres (6.81 hectares) and provides an exclusive opportunity to reflect the real estate aspirations of your business. Situated adjacent to the established Solent Business Park, S2 forms the second phase of development and offers the ability to provide a bespoke solution for your business space needs.



space 2 connect+

connect with your
surroundings; locate your
business close to major
transport infrastructure





road

- Direct access to M27 (J9) and excellent links to the main business centres on the south coast
- 8 miles to Southampton
- 12 miles to Portsmouth
- 13 miles to the M27/A3(M) Interchange
- 17 miles to Winchester
- 36 miles to Basingstoke
- 42 miles to Bournemouth
- 51 miles to Guildford
- 62 miles to Bracknell
- 81 miles to London

Source: AA Routefinder



rail

- 1 mile to Swanwick station
- Journey times:
 - 17 mins to Southampton
 - 31 mins to Portsmouth
 - 36 mins to Southampton Airport (Parkway) station
 - 69 mins London Waterloo from Southampton Airport (Parkway) station every 20 mins



air

- 12 miles to Southampton International Airport
- Leading 'Fast Track' airport for central Southern England
- 1.96 million passengers annually
- Serving 45 UK and European cities



space 2 prosper+

S2 is the next exciting
phase of development
at an established
business park

Solent Business Park is acknowledged as the premier out of town business location on the south coast. Managed by Goodman and extending to 130 acres (52.6 hectares), the park continues to grow towards 2.55 million sq ft.

The park has attracted many high profile occupiers including Zurich Insurance (for their European HQ), Regus, The Innovation Group, Northrop Grumman, Specsavers, Meridian Television, Shoosmiths, Nationwide and the largest occupier; National Air Traffic Services.

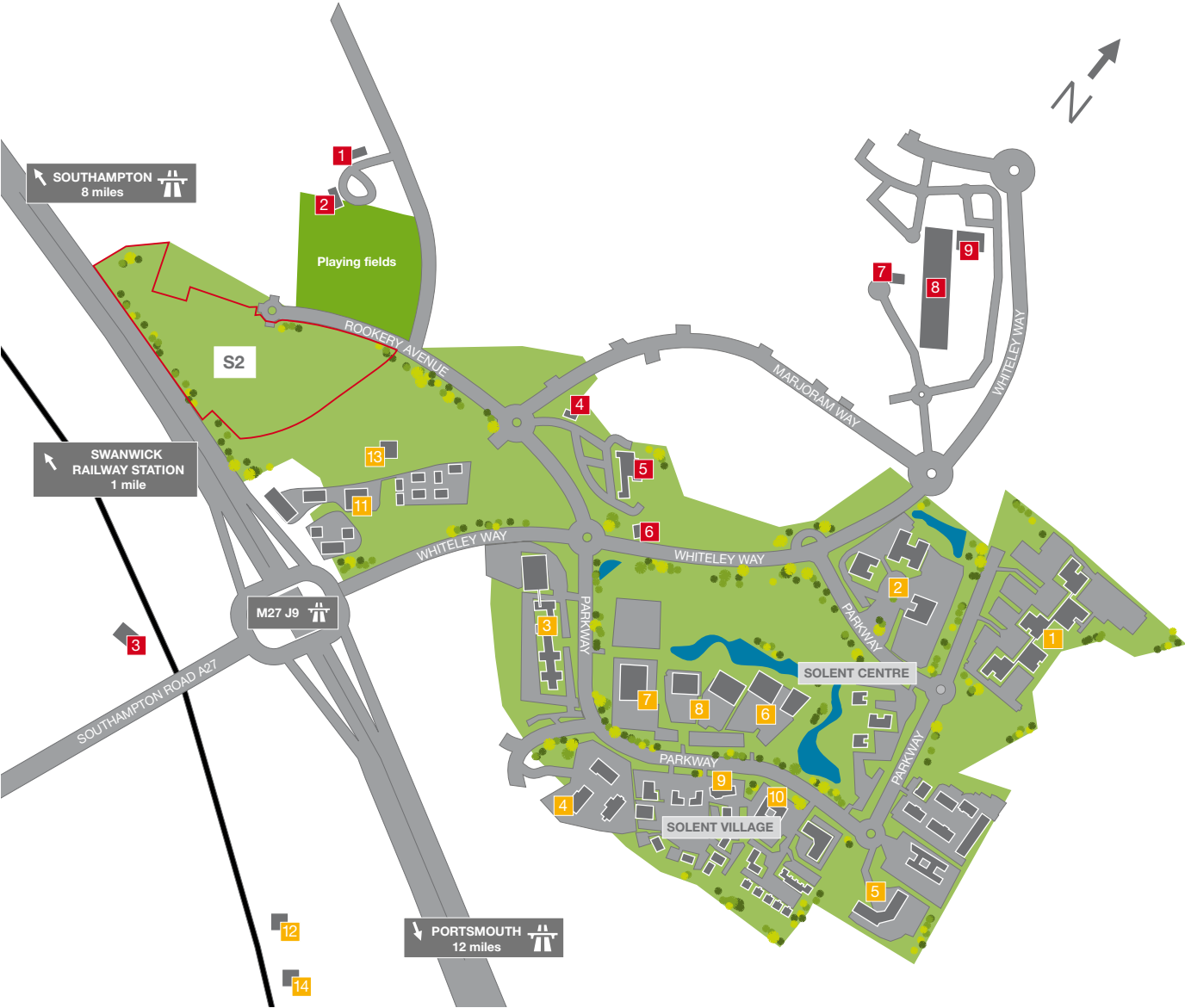


Amenities

- 1 Community Centre and shops
- 2 Whiteley Primary School
- 3 Makro
- 4 Parsons Collar Public House
- 5 Solent Hotel
- 6 Park Management and Marketing Office
- 7 Meadowside Leisure Centre
- 8 Whiteley Village Outlet Shopping
- 9 Tesco Superstore

Major Occupiers

- 1 National Air Traffic Services
- 2 Zurich Insurance
- 3 Interbay Funding
- 4 The Innovation Group plc
- 5 Northrop Grumman
- 6 Specsavers
- 7 Meridian Television
- 8 Hill McGlynn
- 9 Shoosmiths
- 10 Nationwide
- 11 Moody Decking and Services Ltd.
- 12 Cooper Vision
- 13 Edale
- 14 Gemalto



space 2 breathe+

time to relax, breathe
deeply and take
advantage of your
surroundings

The park is well served with Whiteley Village Outlet Shopping, home to 60 retailers including Frankie & Benny's and Starbucks.

Solent Business Park is located between Southampton and Portsmouth and benefits from an abundance of places to eat, shop and explore. Both Portsmouth and Southampton have an array of cultural activities with many art galleries, museums, cinemas and theatres offering entertainment for all tastes. The New Forest National Park and beaches are in close proximity and the Solent offers excellent sailing opportunities.

Southampton Shopping

- West Quay Shopping Centre – The south coast's largest indoor shopping centre with over 90 shops and anchor stores of John Lewis and Marks & Spencer.
- Ikea (opened February 09).
- The Mall, Bargate and East Street shopping centres.

Southampton Leisure, Recreation and Sports

- Leisure World – including 13 screen Odeon Cinema and Oceana (the south coast's largest nightclub venue).
- The Quays – Olympic standard swimming and diving facilities plus fitness centre.
- David Lloyd Leisure Centre – indoor and outdoor tennis courts plus swimming pool, gym and other racquet sports.
- Southampton Sports Centre – providing grass and synthetic sports pitches, as well as athletics track and dry ski slope.
- The Rosebowl – home of Hampshire County Cricket Club and venue for England One Day International Cricket matches.
- A number of quality golf courses close by including Stoneham and Romsey, plus the Southampton municipal golf course.





Portsmouth Shopping

- + Gunwharf Quays – 95 designer outlet stores including; Ralph Lauren, Gap, Next, French Connection and Ted Baker.
- + John Lewis and Debenhams department stores.

Portsmouth Leisure, Recreation and Sports

- + Gunwharf Quays – 14 screen Vue cinema, plus 30 bars & restaurants including Loch Fyne, Tiger Tiger and Raymond Blanc's Brasserie Blanc.
- + Port Solent – David Lloyd Leisure Centre, cinema, restaurants and shops.
- + Mountbatten Sports Centre – athletics track and sports hall chosen as training centre for 2012 Olympics.
- + A number of quality golf courses close by including Waterlooville, Cams Hall and Hayling Island.
- + Historic Naval dockyard and Spinnaker Tower.

space 2 create+

make it personal; take the
opportunity to create the perfect
environment for your business

Here's how your business space solution
can be delivered in **just 18 months.**

Month
01

The initial meeting
to discuss and agree the brief

First proposal submitted
including outline designs, cost
estimates and programme

Review meeting
to refine the outline proposals

Final presentation
where the finalised proposal is
submitted for your approval

Month
02-03

Draft Heads of Terms issued
for discussion

Heads of Terms are agreed
and solicitors instructed

Contracts are exchanged

Month
04-07

Detailed planning application
submitted for approval

Detailed planning approval
received

Detailed design
work commences

Month
08-18

Construction starts

Regular design meetings held
to review construction progress

Building complete



30,000 to 250,000 sq ft+

The site benefits from existing planning consent for over 250,000 sq ft of business space. The following indicative masterplans illustrate the flexibility of the site and opportunity for bespoke business space.





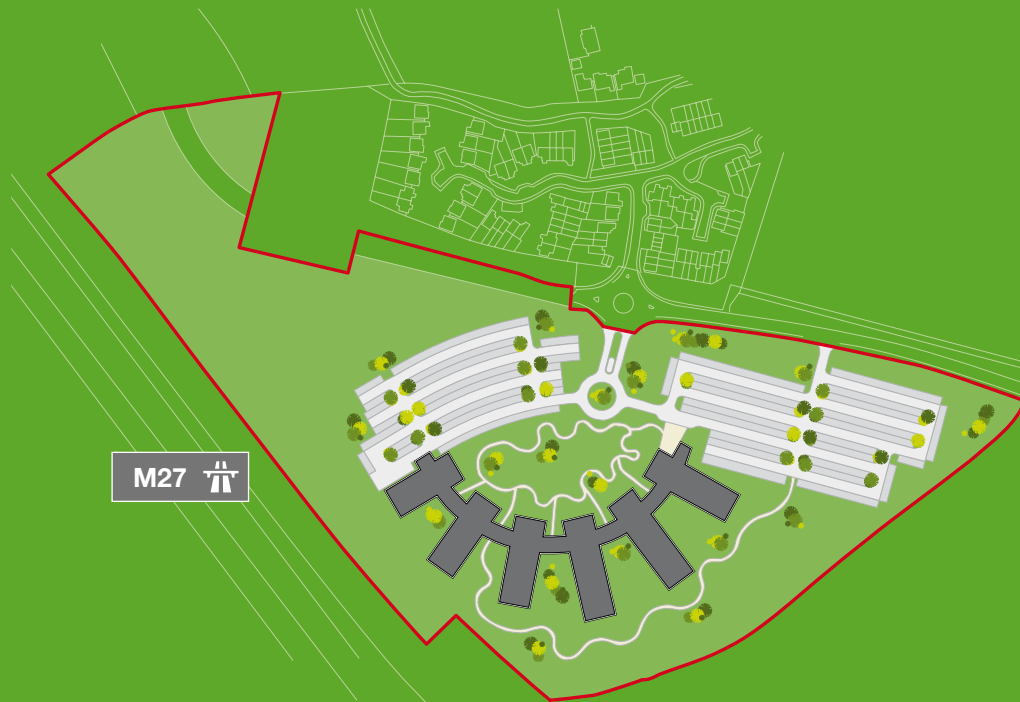
indicative masterplan 1
office

	sq ft	sq m	parking spaces
A	50,900	4,725	158
B	61,000	5,670	189
C	81,400	7,560	252
D	40,700	3,780	126
E	30,500	2,835	95
TOTAL (Gross)	264,500	24,570	820



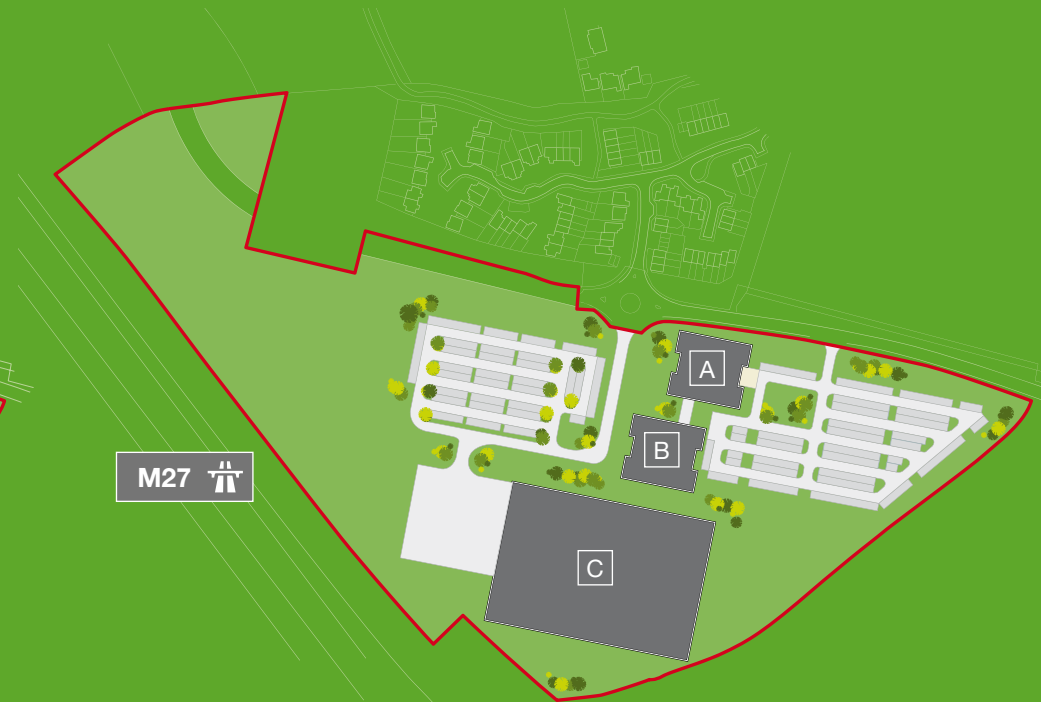
indicative masterplan 2
office

	sq ft	sq m	parking spaces
A	50,900	4,725	158
B	30,500	2,835	95
C	40,700	3,780	126
D	81,400	7,560	252
E	61,000	5,670	189
TOTAL (Gross)	264,500	24,570	820



indicative masterplan 3
office

	sq ft	sq m	parking spaces
Office	258,334	24,000	800
TOTAL (Gross)	258,334	24,000	800



indicative masterplan 4
office, production / warehouse

	sq ft	sq m	parking spaces
A - Office	63,300	5,880	196
B - Office	63,300	5,880	196
C - Warehouse	126,600	11,760	235
TOTAL (Gross)	253,200	23,520	627

case study+

goodman+nats

“Having narrowed the site selection down to three possible locations the process was made far easier by the positive response NATS received from Goodman. Our requirements were complex and Goodman were flexible and willing to compromise to meet our aspirations.”

Ian Davenport, Chief Surveyor, NATS

Date: September 2002 – February 2006

Location: Solent Business Park

Scope of involvement:

- + masterplanning and obtaining a Reserved Matters Planning Consent for an office campus
- + assembly and appointment of professional team
- + design and construction of 5 building campus in two phases

Background

NATS provide air traffic control services at 15 of the UK's biggest airports and on route air traffic services for aircraft flying throughout UK airspace. This year they will handle more than a million flights carrying over 220 million passengers.

NATS Objectives

The company's rationalisation programme under its accommodation strategy included moving from a number of properties to a new combined headquarters and technical centre to be located within 10 miles of its control centre at Swanwick near Fareham. In summary, NATS were seeking up to 160,000 sq ft of office space, to pre-let an initial 100,000 sq ft in two buildings and obtain options on a further 60,000 sq ft, split between two further buildings.

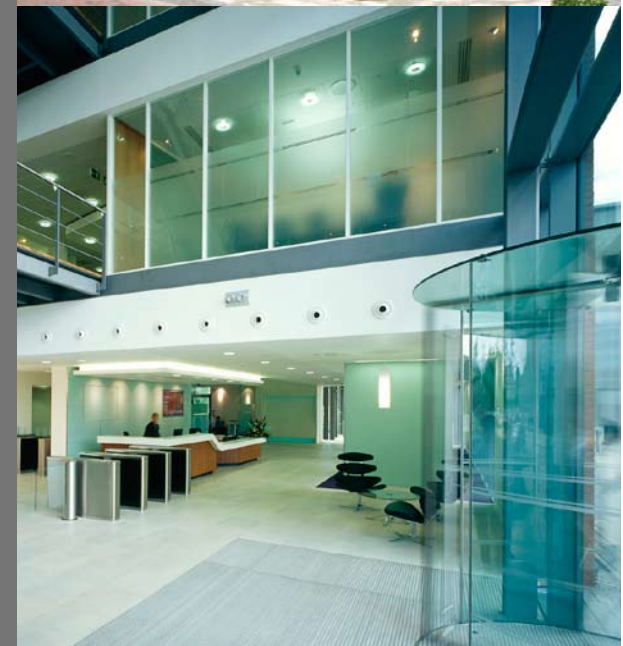
The Goodman Solution

In competition with three other sites, Goodman were selected by NATS to deliver a campus facility.

A masterplan was created and evolved considerably from the initial brief to provide five buildings, each ranging between 36,000 sq ft and 70,000 sq ft (net) all designed to be linked. Construction of Phase 1, totalling 130,800 sq ft in three buildings was completed in August 2004. The option for a further 60,000 sq ft was brought forward and more than doubled in size and Phase 2, comprising two buildings totalling 130,400 sq ft, was completed in February 2006.

The Result

NATS is now the largest single occupier at Solent Business Park. Their headquarters also won Office Transaction of the Year, Outside London at the Office Development Awards 2003.



goodman+university of hertfordshire

“We are delighted with this location and with the part that Goodman and all the other professional teams played in its creation.”

Tim Wilson, Vice Chancellor, University of Hertfordshire

Date: December 2001 – June 2003

Location: Hatfield Business Park

Scope of involvement:

- + masterplanning
- + assembly and appointment of professional team
- + obtaining planning consent
- + design and construction of an academic building, learning resource centre and 500 seat auditorium including covered ‘street’ linking all buildings under a Development Agreement

Background

The University of Hertfordshire is committed to its objective of excellence in education, research and scholarship. In the mid-1990s it became apparent that, to pursue this mission, they would need to improve and expand their campus. It was clear that this couldn’t be done on their current site so Hatfield Business Park was the obvious choice.

The University’s Objectives

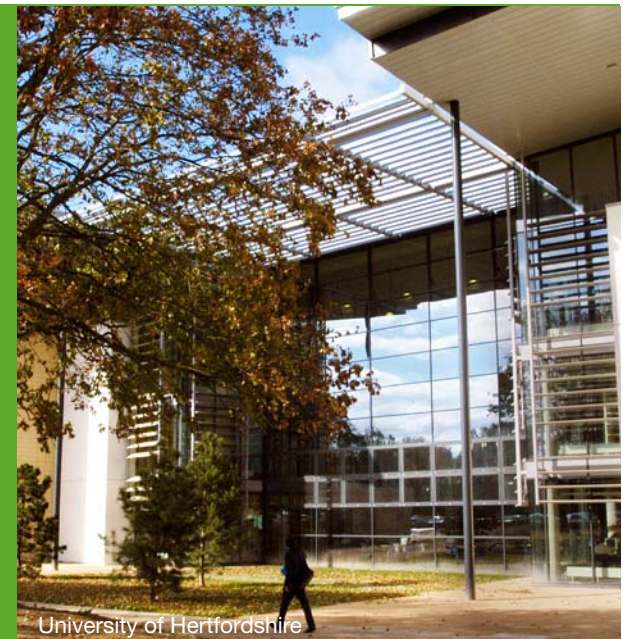
Development of the University’s second campus represented the largest single phase educational development project in the UK for 50 years. To afford it, the University required funds to be realised from the sale of their surplus sites in addition to third party funding from the Higher Education Funding Authority. The academic buildings were developed as a PPP designated by the Higher Education Funding Council for England as a major pathfinder project.

The Goodman Solution

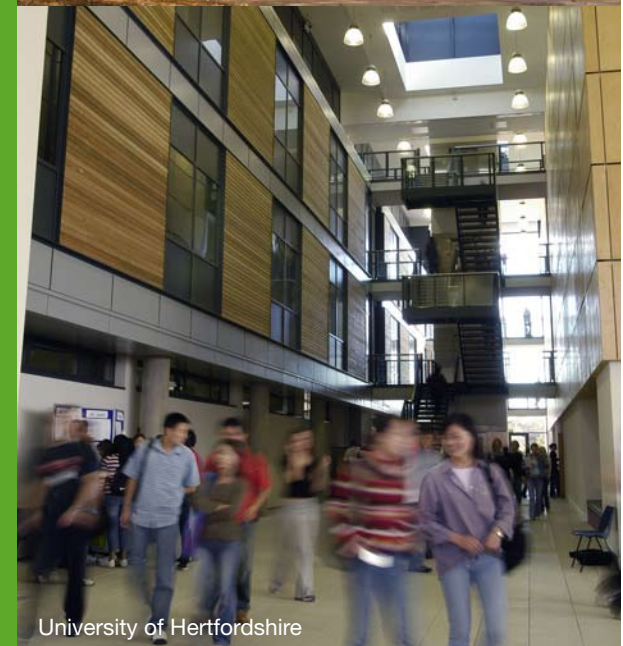
Goodman delivered state of the art lecture theatres, teaching rooms and offices for academic staff. The campus includes two 3-storey academic buildings along with a 500 seat, 21,500 sq ft auditorium designed to provide musical entertainment, drama and conference facilities, all set within a 17 acre site. A feature of the accommodation is the campus street, connecting several facilities with a large covered circulation area.

The Result

The campus has been fully operational since the start of the 2003/2004 academic year and has proved to be a great success with students and staff alike.



University of Hertfordshire



University of Hertfordshire

goodman+bp

As the largest private sector employer in Europe's Energy Capital, Aberdeen, BP turned to Goodman to provide a suitably 'green' and iconic headquarters to house over 1,000 staff.

Date: November 2007

Location: Aberdeen

BREEAM rating: Very good

Scope of involvement:

- + masterplanning
- + design and construction of state of the art headquarters

BP's Objectives

When, in 2004, BP announced its intention to relocate from its existing sprawling office complex to an iconic headquarters that would reflect BP's commitment to sustainability, they turned to Goodman to develop the new building.

The Goodman Solution

With an initial space requirement of circa 230,000 sq ft GEA and 1,200 staff to accommodate, everything about this project was on a large scale. 850 staff car parking spaces were required (at 1:26 sq m each, 15% above Scottish parking standards).

The Result

Throughout this project, Goodman and BP made sure that environmental concerns were at the forefront. This resulted in 93% of materials from the previous BP buildings being reused on the new development. The headquarters also won Best Bespoke Building Outside Central London and Deal of the Year Outside Central London at the Office Development Awards 2008. Most recently BP have won two prestigious Scottish property awards for Green Award and Corporate Occupier of the Year 2009.



BP

goodman+eisai

Much more than just a space in which to work, it facilitates the entire operation, from concept to creation to distribution.

Date: January 2007 – December 2008

Location: Hatfield Business Park

BREEAM rating: Very good

Scope of involvement:

- + masterplanning
- + design and construction of 250,000 sq ft European Hub

Eisai's Objectives

When biopharmaceutical company, Eisai, wanted a campus in which to locate the various arms of their business, Goodman were able to deliver a tailor-made solution that satisfied the large-scale, unique requirements of the project.

Eisai wanted to incorporate all of their functions in a range of bespoke buildings within a campus-style setting. In addition to an outstanding working environment, Eisai also desired an easily accessible location close to major airports.

The Goodman Solution

Working closely with Eisai, Goodman managed the total development, providing them with a campus totalling 22,992 sq m, set in three buildings, linked together with a central shared facilities building, all situated in a uniquely designed landscaped environment.

The Result

Eisai's custom-built facility will further enhance the UK's reputation as an international location for scientific innovation.



Eisai

goodman+oxfam

Oxfam now enjoy a building that fulfils their particular standards for the work environment and energy efficiency that saves them an estimated £250,000 per annum in running costs.

Date: February 2004 – June 2005

Location: Oxford Business Park

BREEAM rating: Very good

Scope of involvement:

- + obtaining planning consent
- + approving and managing the build contract

Oxfam's Objectives

Oxfam needed to bring together staff from nine ageing offices in Oxford to a single location to achieve gains in productivity and better communications in a single premises. At the same time, as a charity, they had to achieve a cost efficient solution both in terms of build and operating costs.

The Goodman Solution

Goodman formulated an innovative financial solution for the development to suit Oxfam's status as a charitable organisation. A partnership approach to both the design and all procurement decisions underpinned the agreed 72 week programme for the construction, fit-out and handover of the completed facility.

The Result

The new building has been fully operational since July 2005 and has proved to be a great success for Oxfam employees and visitors alike.



Oxfam

goodman+harley-davidson

Integrating both office and warehousing of approximately 30,000 sq ft, has streamlined the Harley-Davidson operation, with a design befitting an international plc.

Date: November 2000 – May 2002

Location: Oxford Business Park

Scope of involvement:

- + masterplanning
- + design and construction of new headquarters

Harley-Davidson's Objectives

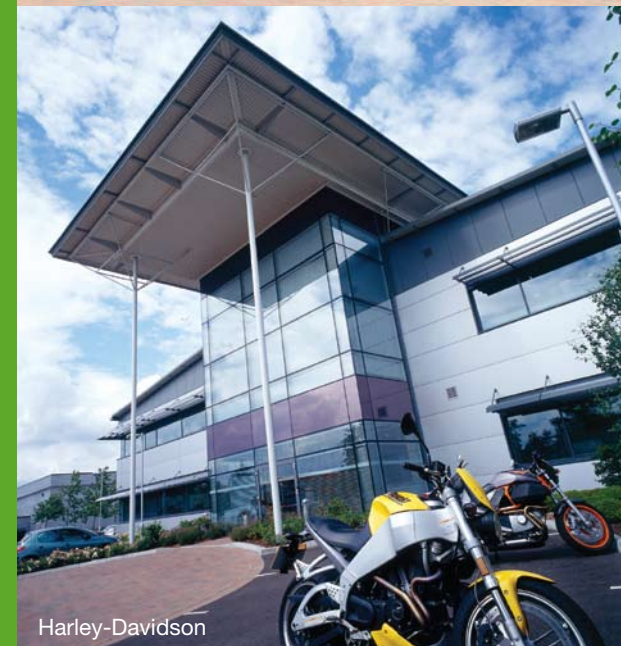
Harley-Davidson previously occupied two buildings in completely different parts of the country. Their main office headquarters was based in Windsor, Berkshire and they also had a bike testing centre in Brackley, near Silverstone. The intention was to consolidate the two facilities in a new central location to improve communication and create a new visible corporate identity.

The Goodman Solution

Goodman embraced the challenge of integrating the two uses into a single building and also into the overall masterplan of Oxford Business Park.

The Result

The building was designed to provide full flexibility on ground and first floor, around a full height central atrium with feature staircase. As part of the fit-out, motorbikes were arranged throughout the atrium and even suspended in the natural void. The warehouse element was provided to the rear of the office area however, flexibility was designed into the building to allow for extension of the office area at a later date.



Harley-Davidson



experience+

With more than 30 business parks in the UK and Europe and a substantial development pipeline in place, we have both the heritage (through the combined expertise of the former Arlington and Akeler businesses) and the resources to continue to lead the way in providing superior locations for the future.



partnership+

Our integrated customer service offering is at the heart of everything we do. Working with customers throughout each stage of a project allows us to develop a thorough understanding of their needs, resulting in long-term relationships and creative solutions.



expertise+

We will take your initial aspirations through to a bespoke solution, including space planning and fit-out design. Our business, now and in the future, is to ensure that your business is best served to thrive and succeed.

support+

We're here to help you make the most of your property. We can assist with your move, create and maintain your workplace, support your technology and help you adapt and grow in the future – giving you peace of mind and helping to ensure that your aspirations are always met by your workplace.



Sat Nav: PO15 7BS

contact+

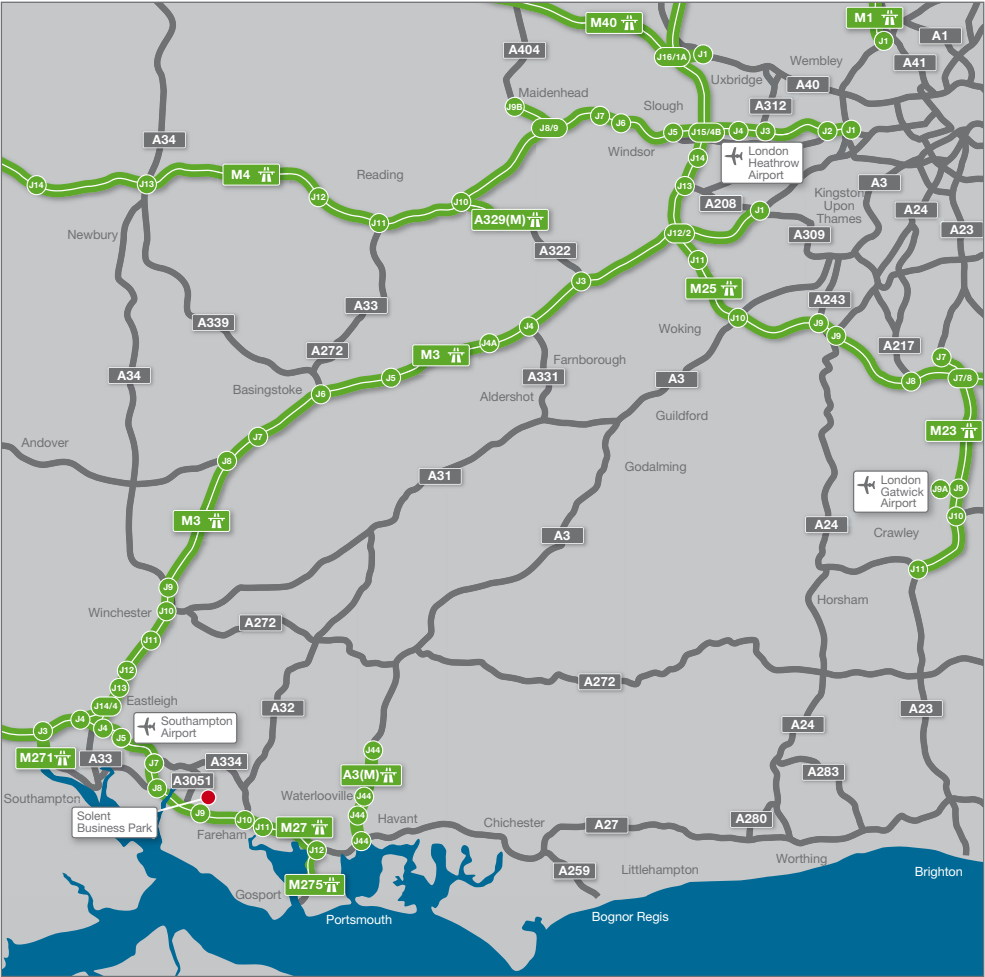
Goodman 01489 885080

www.cbre.co.uk
023 8033 8811
CBRE
CB RICHARD ELLIS

**STRUTT
& PARKER**
020 7629 7282
www.struttandparker.com

These particulars have been prepared by Goodman Real Estate Adviser (UK) Limited (as Property Adviser) for Arlington Business Parks GP Limited as the General Partner of Arlington Business Parks Partnership and are believed to be correct at the date of publication (May 2009). These particulars do not constitute an offer or solicitation to deal, whether directly or indirectly, in property or any other asset. The information in these particulars is general information only. It is not intended as investment, tax, legal or financial advice and must not be relied upon as such. All areas, distances and travel times are approximate only and not guaranteed. As with all investments, economic, legislative and other circumstances are subject to change.

© 2009 Goodman UK Limited. All rights reserved. No part of this presentation may be reproduced or transmitted by any means including, without limitation, photocopying and recording, without the prior written permission of Goodman UK Limited.



S2, Solent Business Park
Rookery Avenue
Fareham
PO15 7BS

www.space2grow.co.uk

www.goodman.com