

**LANGSTONE
TECHNOLOGY
PARK**
Havant

**WELCOME TO
THE HEART OF HAVANT
BUSINESS COMMUNITY**





“ WE EXTENSIVELY USE ALL OF THE FACILITIES AND PROJECT THE IMAGE OF A MUCH LARGER COMPANY THAN WE REALLY ARE ... OUR PRESENCE HERE HAS BEEN INSTRUMENTAL IN WINNING SOME OF OUR LARGEST CONTRACTS. ”

RAGLAN TRIBE, MINDSET



WELCOME TO THE HEART OF HAVANT BUSINESS COMMUNITY

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Langstone Technology Park is situated just outside Havant in South East Hampshire, and provides the ideal environment to locate and grow your business. The park is a major business hub and is home to over 3,900 employees from 40 businesses.

The 40 acre business, science and technology park comprises 480,000 sq ft (45,000 m²) of flexible workspace which can be configured to offer property solutions for office, call-centre, R&D, technology, data-centre and manufacturing occupiers.

We offer a totally managed, 24/7 bespoke property solution with corporate grade onsite services and facilities including an occupational health centre, pre-school nursery, fitness centre, convenience store and restaurant, parking for over 1,500 cars, secure cycle sheds and changing room facilities. There is also a fully equipped conference centre, range of meeting rooms and corporate hospitality packages.

We have attracted major blue chip and international companies such as SSE, Xyratex, Jobsite, AT&T and PEER 1 Hosting.

Langstone Technology Park provides an incubator environment for developing businesses with enhanced and specialist support services. It also supports business and innovation through professional affiliations and membership of the UK Science Park Association (UKSPA).

Langstone Technology Park is part of the Business Environments for Science and Technology (BEST) Network. BEST Network accommodates a vibrant, inspiring and productive community of forward-thinkers.



Outdoor courtyard

SERVICES AND SUPPORT FOR BUSINESS OCCUPIERS AND TENANTS



At Langstone Technology Park, your business will be supported by a customer-focused onsite management team and robust technical infrastructure, including 24/7 security, onsite data & VOIP packages, and diverse power supplies.

Onsite services are provided by property and facilities management specialist, Fasset Ltd. These include: reception, postal, maintenance, security and housekeeping.

Langstone Technology Park operates on a fixed rate facilities charge, providing tenants/occupiers with cost certainty. This inclusive amount covers a comprehensive set of common facilities:

- 24/7 manned security, CCTV, badge access control
- 24/7 catering to include hospitality, restaurant and vending
- Onsite Starbucks coffee shop
- Car park, secure cycle sheds and changing facilities
- WiFi
- Convenience shop
- ATM
- Reception service, visitor management and switchboard facility
- 10 conference/meeting rooms and 180 seat auditorium
- Post and parcel services including Royal Mail delivery services
- First aid station
- Health & safety induction
- 24/7 helpdesk.

In addition, the standard facilities included within the individual tenant/occupier contracts include:

- Daily housekeeping, waste management and monthly office clean
- Gas, water and sewerage rates
- Building and site insurance
- Contribution to common area costs, grounds, M&E and building maintenance.

Additional chargeable services are available:

- Telephony, switchboard, line rental, ISDN management
- Network operations centre
- Conference and hospitality facilities
- Occupational health and safety support services
- Onsite fitness centre
- Pre-school nursery
- Tenant specific fit out, including design, build and project management
- Additional 'deep' cleaning
- Generator backup and emergency service provision
- Environmental services
- Archive services
- Confidential waste management
- Logistics – equipment, furniture, and workstation moves.



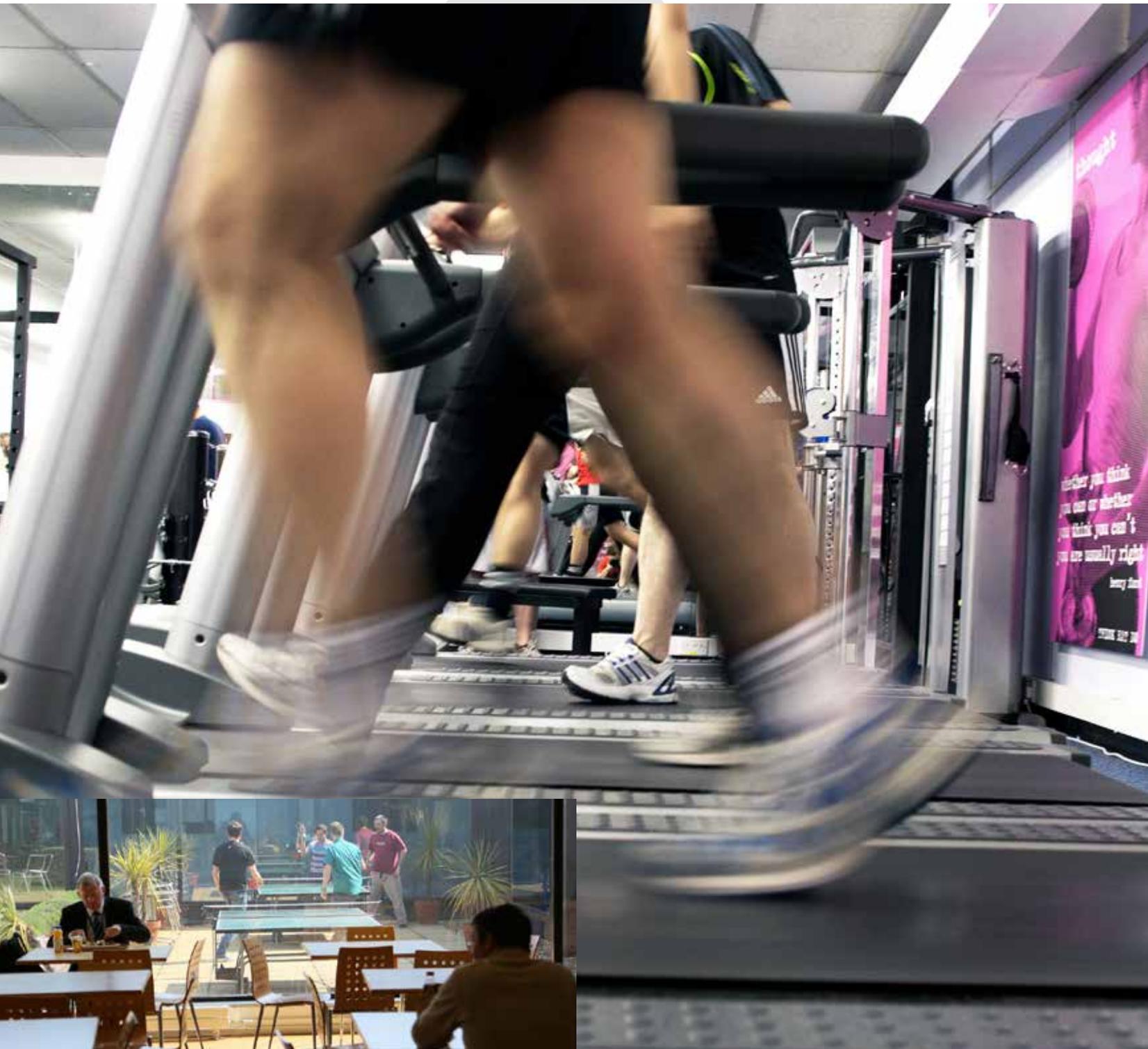
Occupational health



24/7 onsite security



Pre-school nursery



24 hour fitness centre

ENVIRONMENTAL CREDENTIALS AND COMMUNITY RESPONSIBILITY

Langstone Technology Park has an environmental policy that actively promotes recycling, waste management, car sharing and community awareness.

We have management systems certified to:

Quality Management ISO 9001:2008

Environmental Management ISO 14001:2004

Health & Safety Management OHSAS 18001:2007.

“**LANGSTONE STOOD OUT AS IT HAD THE RIGHT ACCESS TO POWER AND FIBRE AND ENOUGH SPACE FOR THE ELECTRICAL AND COOLING PLANT... THE LOCATION IS A PERFECT FIT.**”

DOMINIC MONKHOUSE, PEER 1 EMEA



Community events

SATISFYING HEALTHY APPETITES AT THE PARK



Live theatre cooking

Real food cooked by real chefs, every day. Plus coffee, snacks and essentials to grab or linger over when the mood takes you.

THE PARK RESTAURANT

The Park Restaurant is centrally located in the heart of the business park.

Food is freshly prepared onsite and offers breakfast, lunch, deli and snack options. Menus vary daily and healthy options are available.

STARBUCKS COFFEE SHOP

Open daily serving premium coffee, beverages, muffins and lighter options.

CONVENIENCE SHOP & ATM

Open daily, the park shop provides the essentials plus dry cleaning. There is also an ATM.





“ I WOULD THOROUGHLY RECOMMEND ANY SMALL BUSINESS TO MOVE HERE. THE FACILITIES ARE EXCELLENT AND THE SITE HAS A FRIENDLY COMMUNITY FEEL TO IT. ”

PERRI FOX
BLUESTONE DESIGN AND CONSTRUCTION LTD

FLEXIBLE SPACE AT THE HEART OF HAVANT BUSINESS COMMUNITY

FLEXIBLE SPACE OPTIONS

With space from 115 sq ft to 100,000 sq ft (11 m² to 9,300 m²), Langstone Technology Park offers a flexible property solution that can be tailored to your business requirements.

We offer competitive and flexible lease arrangements and our specialist team can help you manage your relocation to minimise disruption to your business.

BUSINESS SUITES

For smaller and incubator businesses (1–20 workstations) Langstone Technology Park provides a suite of serviced offices available on a flexible 28 day licence with immediate occupation.

FLEXIBLE OFFICE SPACE

The managed office space totals 480,000 sq ft (45,000 m²) and can be configured to your business needs, including open plan or call centre layout.

MANUFACTURING AND LABORATORY SPACE

We can provide full project management support for your relocation including space customisation for laboratory, manufacturing and warehousing. Available space ranges from 1,000 sq ft to 50,000 sq ft (93 m² to 4,645 m²).

MEETINGS, CONFERENCES AND EVENTS



“OUR OFFICES AT LANGSTONE ENHANCE THE PROFESSIONAL AND CORPORATE IMAGE THAT CMA WISHES TO PROMOTE TO BOTH CLIENTS AND CANDIDATES ALIKE.”

NEIL PHILLIPS
CMA FINANCIAL RECRUITMENT

Langstone Technology Park has a fully equipped 180 seat conference auditorium and range of meeting rooms onsite. The logistics and conference teams can help plan and manage your event to ensure its success. The catering team also offer an extensive range of hospitality packages for meetings and events.

Langstone Technology Park regularly hosts business events including the Chamber of Commerce – Meet the Chamber, Havant Skills and Employability Annual Conference and various networking events.



Flexible office space



South reception



Conference auditorium

AN INSPIRING WORKING ENVIRONMENT AND MUCH MORE

On the south east edge of Hampshire, lying between the South Downs and the sea, Havant has easy accessibility to countryside and coastline.

Nearby attractions include the scenic coastal walks of Hayling Island and the Solent Way, the New Forest, the historic cathedral city of Chichester and the Isle of Wight. Leisure and shopping facilities are available at nearby Gunwharf Quays, Port Solent and Southampton's WestQuay Shopping Centre.

South East England is one of the world's most prosperous regions and Hampshire is well placed strategically and geographically to capitalise on this.

Clearly visible from the A27/A3023 junction, Langstone Technology Park occupies one of the most prominent positions in the local market and thereby provides a unique setting to establish business.

The range of amenities, attractive surroundings and great transport links make Havant an ideal location for any business.

ROAD

Central London	62 miles
Portsmouth	7 miles
Southampton (Airport)	22 miles
Chichester	11 miles
Brighton	41 miles

RAIL

London Waterloo	1 hr 15 mins
London Victoria	1 hr 45 mins
Southampton	45 mins
Portsmouth	15 mins
Brighton	1 hr



The south coast



View from Portsdown Hill, Portsmouth



Langstone Harbour



Spinnaker Tower, Portsmouth

GETTING TO LANGSTONE TECHNOLOGY PARK

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Situated at Havant's A27 junction, Langstone Technology Park is within walking distance of the town centre and mainline railway station with direct trains to London and along the South Coast. Heathrow, Gatwick, Southampton and Bournemouth International Airports are all easily accessed; and Portsmouth's continental ferry port is close by.

BY CAR FROM THE NORTH – A3M:

Follow the A3M south and turn off at the junction signed for the A27 (Chichester) and the A3023 (Hayling Island).

Follow the signs for the A27 and Chichester and at the next roundabout, turn left onto the A27 towards Chichester.

Leave the A27 at the next exit signed for the A3023 and Hayling Island (Langstone Road).

Take the third exit at the roundabout towards Hayling Island and the entrance to Langstone Technology Park is the first turning on the right.

BY RAIL:

Havant is served by a mainline rail station.

A taxi from the station to Langstone Technology Park should take no more than 5 minutes.

Visitors to Langstone Technology Park Management Offices, please park in the visitors car park and go to the Reception situated at B6000 Langstone Technology Park.

For further information about rail www.nationalrail.co.uk

BY CAR FROM THE EAST/WEST – A27:

Turn off the A27 at the A3023 Hayling Island exit and take the A3023 exit South to Hayling Island.

The entrance to Langstone Technology Park is the first turning on the right.





BEST
NETWORK

BUSINESS ENVIRONMENTS FOR SCIENCE AND TECHNOLOGY NETWORK

Our growing network

Where can you find an innovative landlord offering specialist scientific accommodation at landmark sites across the UK within a thriving network of like-minded individuals and companies?

BEST Network brings together high-growth Business Environments for Science and Technology. It has grown since the first acquisition in 2002 to become the largest privately owned portfolio of science and technology parks in the UK. This expanding portfolio of well-established clusters now spans the length of the UK.

An effective critical mass, active management and the excellence of individual centres are earning us recognition by the science and business communities, academia, investors, inward investment agencies and government at all levels as a valuable partner.

The portfolio has been assembled and is managed by LaSalle Investment Management. LaSalle promises active, committed and flexible management in addition to the strong financial foundations needed to keep pace with your evolving business requirements.

Not just labs!

But we're not just labs! We have a large selection of office space available: from traditional cellular offices to open plan floor plates; from one-person desks up to large open plan suites. So it's not just scientists that benefit from the campus feel of our unique properties – any business can locate in BEST Network and benefit from the same level of support.

We work hard to achieve 100% customer satisfaction and regularly monitor our performance to ensure high retention rates.

Flexibility, speed and value for money

BEST Network offers flexibility for tenants to take space from as little as 100 sq ft (9.29m²) on easy licence terms to larger suites and bespoke buildings of up to 100,000 sq ft on longer term leases with security of tenure.

Same day move-in is possible for small suites and serviced offices and labs with office furniture and voice/data packages readily available.

Our rental levels are great value for money across the network.

We take a long-term investment view of property and our individual tenants' business plans, understanding that you need flexibility to expand and contract in line with your business cycle.

Helping you move and grow

We have the resources and track-record to quickly refurbish and redevelop existing facilities, or we can provide a blank canvas and work with you to create new buildings tailored to your exact requirements.

Our experienced onsite teams can assist with the design and installation of customized laboratories on a co-investment basis with you and your bank or venture capitalist.

Supporting your business

At BEST Network we help you innovate and achieve excellence and commercial success in a wide range of the UK's key sectors, including life sciences, energy, agriculture, food and IT/data. Our sector strengths are constantly evolving.

We can plug you into a proven network of business development professionals to help all stages of your growth via our Launchpad initiative, which we are rolling out across all our network.

This approach is delivered in each centre by our dedicated and expert onsite teams who have specialist experience in supporting the growth of science and technology businesses.

Our grant funding specialists focus on access to Central Government, local authority, LEP and European grant funds.

Networking and more

You can learn about, network and collaborate with every other organisation within BEST Network (over 250 tenants operating in a wide range of clusters) through an easy-to-navigate intranet and at regular business seminars and onsite events.

Every tenant of BEST Network has a virtual Club Pass to use the facilities of the other locations within the network on a free drop-in basis with temporary use of a desk, meeting rooms and free Wi-Fi.

We actively promote the achievements and business wins of our tenants across the network and wider local and national press, raising the profile of tenants and BEST Network.

Inspiring working environments

BEST Network offers room to think and space to breathe. We have great working environments with excellent onsite facilities including café/restaurants, gyms, conference facilities, lecture theatres, convenience shops and ample parking.

State of the art equipment and communication systems and intranet linkage of the network and their occupiers are part of a rolling programme of investment in each centre's infrastructure.

Security, safety and environmental compliance are a priority for us.

For more information, visit bestnetwork.com

BIOMEDICAL

SCIENCES

TECHNOLOGY

AGRICULTURE



EDINBURGH TECHNOPOLE
Edinburgh



HEXAGON TOWER
Manchester



KENT SCIENCE PARK
Sittingbourne



LANGSTONE TECHNOLOGY PARK
Havant



STONELEIGH PARK
Warwickshire



WILTON CENTRE
Teesside

BEST Network offers

- Strategic geographical clusters
- Nationwide specialist facilities and services
- Flexible and supportive management
- University and research community links
- Infrastructure investment
- Development potential
- Best practice in sustainability
- Attractive working environments

Managed by



“ Few businesses work well in isolation. They need support, flexibility and investment from a landlord. Inspiration is vital too and that comes from sharing ideas with other like-minded businesses. Make sure those factors are in place and we'll be able to turn the great ideas coming out of the UK into great business. ”

Andrew Bull, European Director
LaSalle Investment Management



Part of



bestnetwork.com



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LANGSTONE TECHNOLOGY PARK

Havant



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