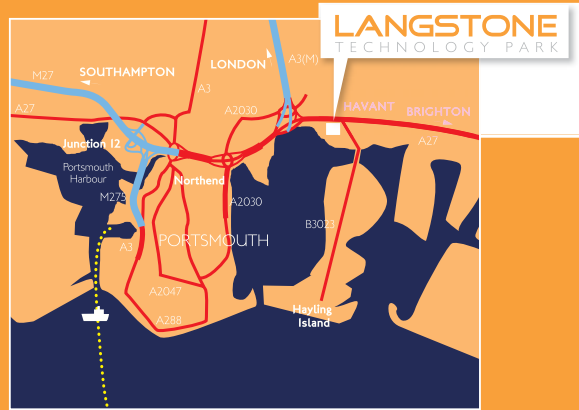


LANGSTONE TECHNOLOGY PARK



Contact: Gary Jeffries



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LANGSTONE TECHNOLOGY PARK

LANGSTONE
TECHNOLOGY PARK

the perfect working environment



Langstone Technology Park is situated at the Havant junction on the A27 and provides a variety of office, manufacturing and R&D facilities in a mature business park environment.

The Park provides approximately 60,350 m² of flexible work space. With on-site parking and over 40 acres of maintained grounds, Langstone Technology Park has attracted major occupiers such as Aker Solutions, Xyratex and Scottish & Southern Energy.

Langstone Technology Park provides a range of workspace solutions for companies who wish to be located on a successful and innovative business and science park with great transport links.

The extensive on-site parking, employee amenities and flexible leasing structure offers today's occupier an attractive solution to their accommodation needs.

The on-site customer management team ensure that all employees on Langstone Technology Park are well looked after with amenities including restaurant, occupational health centre, convenience store, fitness centre, 24 hour security, conference and auditorium facilities.





LANGSTONE TECHNOLOGY PARK with all the right connectons

Langstone Technology Park is situated within walking distance of Havant train and bus station, with excellent train links to London Waterloo and London Victoria.

There is direct access to the A27/M27 leading east to Worthing, Brighton and Eastbourne and west to Portsmouth, Southampton and on towards Bournemouth. Langstone Technology Park is only one mile away from the A3M/A27 junction, giving easy links to Guildford, Woking and London.

The close proximity to Gatwick and Southampton international airports, and Portsmouth Continental Ferry Port only 5 miles away, makes Langstone Technology Park a viable Business option.

Road

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

Train

London Waterloo	1 ¼ hrs
London Victoria	1 ¾ hrs
Southampton	¾ hr
Portsmouth	¼ hr
Brighton	1 hr



LANGSTONE in the ideal location

TECHNOLOGY PARK

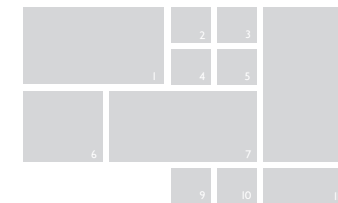
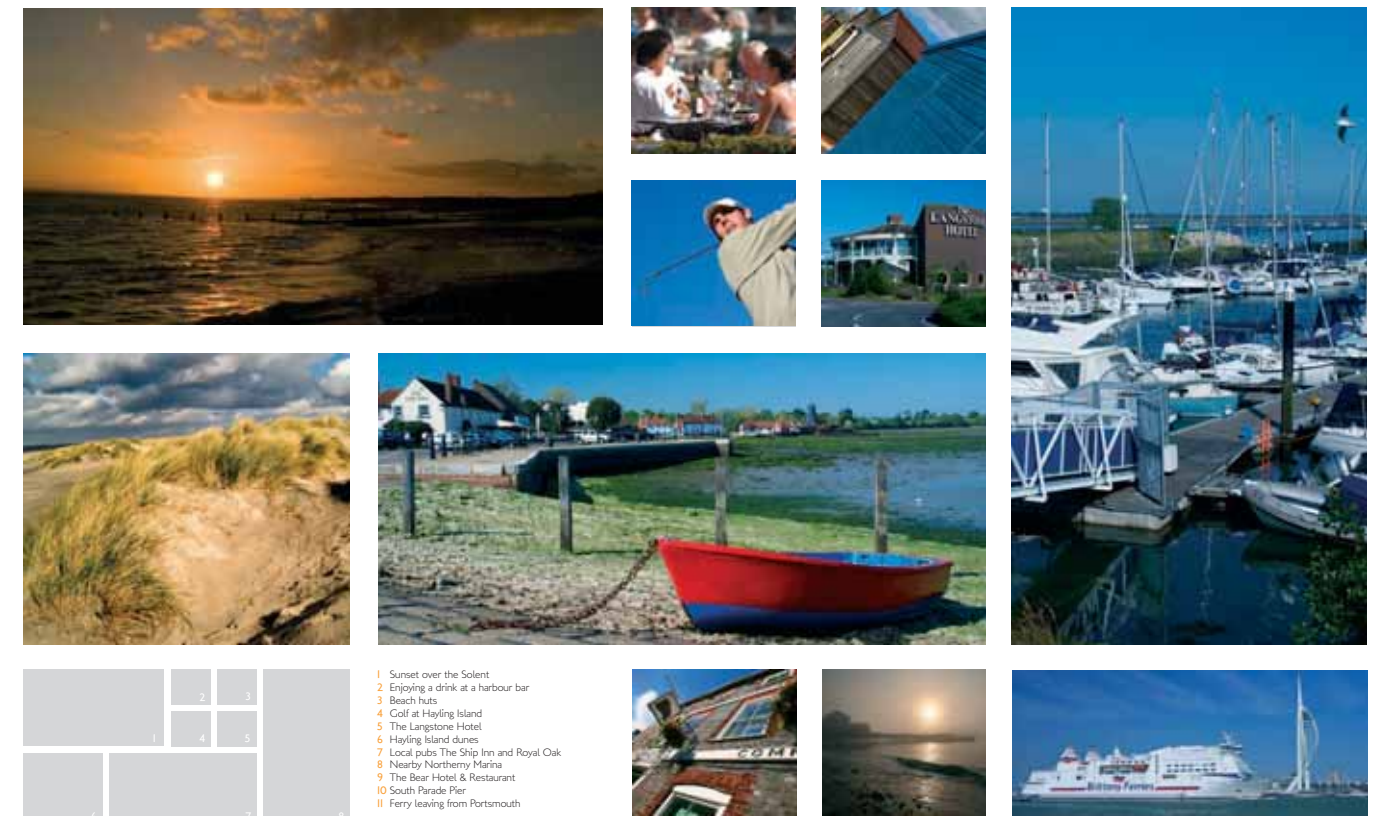


On the south-east edge of Hampshire, lying between the South Downs and the sea, Havant offers an enviable quality of life with accessibility to countryside, coastline, and city life. Nearby attractions to Langstone Technology Park include the scenic coastal walks of Hayling Island and the Solent Way, the New Forest, the historic market town of Arundel and the Isle of Wight; plus several beaches and marinas situated in the surrounding area.

The acclaimed leisure and shopping facilities available at Gunwharf Quays and Port Solent are moments away in Portsmouth, along with the WestQuay Shopping Centre in Southampton only 30 minutes away.

South East England is still one of the world's most prosperous regions, with Hampshire being 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 the ideal location for organisations. The area has already attracted many major International companies such as Xyratex, BAe Systems and Wyeth Pharmaceuticals and creates the perfect environment for a growing business.



- 1 Sunset over the Solent
- 2 Enjoying a drink at a harbour bar
- 3 Beach huts
- 4 Golf at Hayling Island
- 5 The Langstone Hotel
- 6 Hayling Island dunes
- 7 Local pubs The Ship Inn and Royal Oak
- 8 Nearby Northern Marina
- 9 The Bear Hotel & Restaurant
- 10 South Parade Pier
- 11 Ferry leaving from Portsmouth