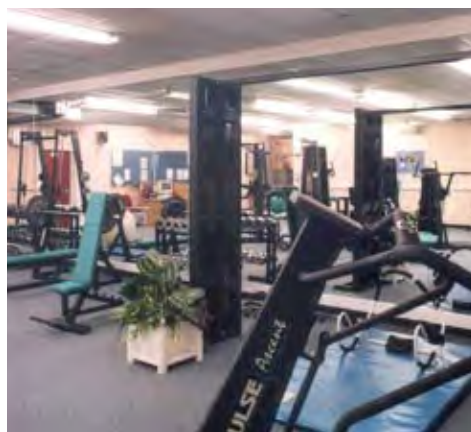




LANGSTONE
TECHNOLOGY PARK

LANGSTONE TECHNOLOGY PARK

the perfect working environment



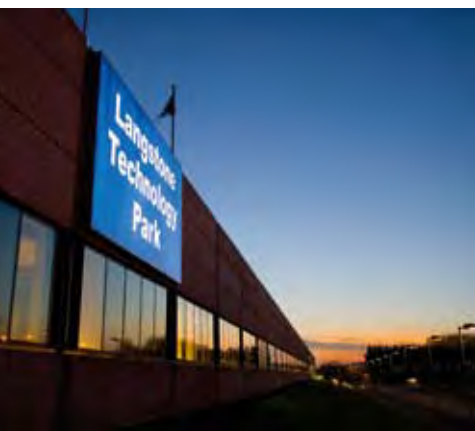
Langstone Technology Park is situated at Havant's A27 junction and provides the perfect environment for business. The 40 acre park comprises 60,350 sq m of workspace which can be configured to deliver flexible Grade A property solutions for office, call-centre, R&D, technology, data-centre and manufacturing occupiers.

Located within mature landscaped grounds, Langstone Technology Park is about more than just business workspace – it is a totally managed property solution which boasts corporate-grade on-site facilities for the exclusive use of occupiers, including a restaurant, occupational health centre, convenience store and fitness centre. The park has attracted major companies such as Scottish & Southern Energy, Xyratex, Aker Solutions and Hitachi.

All tenants are supported by a customer-focussed on-site management team and a superb technical infrastructure which includes 24/7 security, high-bandwidth data and diverse power supplies. The park has direct access to the A27/M27 road network, parking for 1500 cars, and is within walking distance from Havant's mainline railway station. Langstone Technology Park truly offers a property solution with all the right connections.







LANGSTONE TECHNOLOGY PARK

with all the right connectons

Langstone Technology Park is situated within walking distance of Havant train and bus stations, 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's Continental Ferry Port, 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

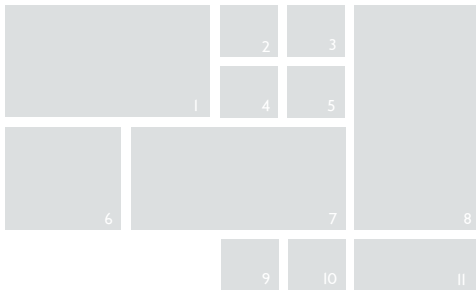


On the south-east edge of Hampshire, lying between the South Downs and the sea, Havant offers an enviable quality of life with access to countryside, coastline, and city life. Nearby attractions to Langstone Technology Park include the scenic coastal walks of Hayling Island and the Solent Way, the New 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 West Quay 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.

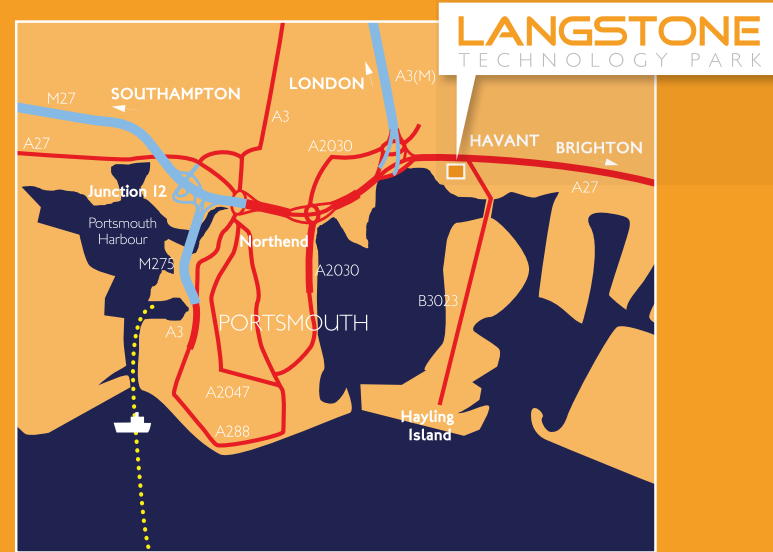


- 1 Sunset over the Solent
- 2 Enjoying a drink at a harbour bar
- 3 Beach huts
- 4 Golf at Hayling Island
- 5 The Langstone Hotel
- 6 Hayling Island dunes
- 7 Local pubs The Ship Inn and Royal Oak
- 8 Nearby Northerny Marina
- 9 The Bear Hotel & Restaurant
- 10 South Parade Pier
- 11 Ferry leaving from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



LANGSTONE TECHNOLOGY PARK

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September 2008