



# FUSION

SOLENT BUSINESS PARK



welcome

# bringing business together



Contemporary workspace  
set within an environment  
to connect, relax and grow.



Welcome

FUSION

introduction

# A dynamic workplace fused with opportunity.

Fusion is a trio of contemporary office buildings set within Solent Business Park, offering high-spec workspace, green space, and excellent connectivity in a thriving business location.

## ONE

c.65,000 sq ft over three floors.  
**To Let**

## TWO

c.40,000 sq ft over two floors.  
**Fully Let**

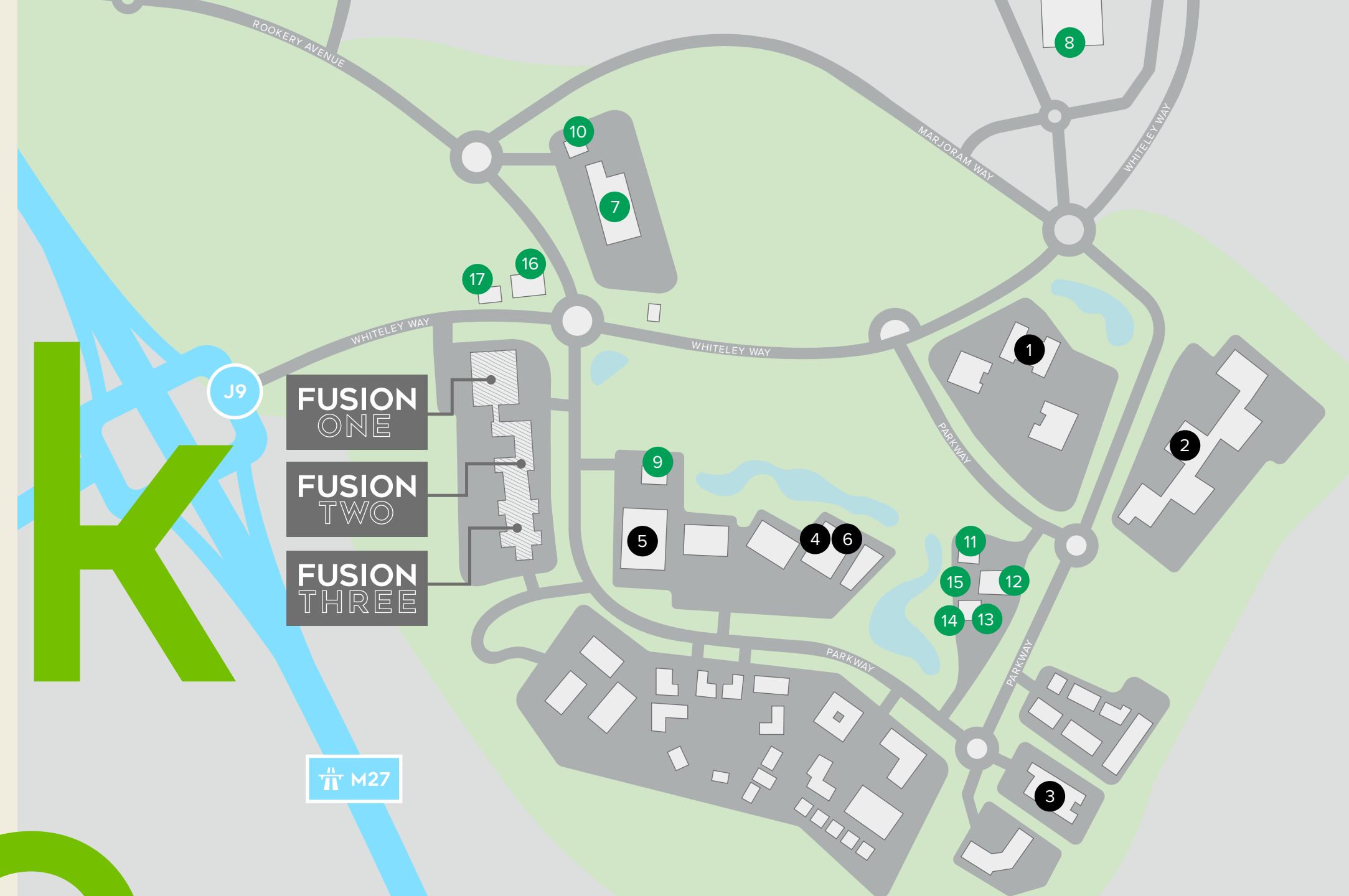
## THREE

c.50,000 sq ft over two floors.  
**Fully Let**





# Park Life



- |                               |                              |
|-------------------------------|------------------------------|
| 1. Zurich                     | 10. The Parson's Collar Pub  |
| 2. NATS                       | 11. Subway                   |
| 3. Regus                      | 12. Dominos                  |
| 4. Shoosmiths                 | 13. Whiteley Dental Practice |
| 5. HSBC                       | 14. The Oaty Goat            |
| 6. Specsavers                 | 15. Trenchers Sandwich Bar   |
| 7. The Solent Hotel Spa & Gym | 16. Lidl                     |
| 8. Whiteley Shopping Centre   | 17. KFC                      |
| 9. The Bridge Deck café       |                              |

Solent Business Park  
has been designed with  
both relaxation  
and activity in mind.



amenities

FUSION

sustainability

# Nature at work

From Fusion bikes to heat technology, sustainability is at the heart of Fusion.



Fusion buildings go above-and-beyond in terms of energy efficiency and sustainability. Our spaces have been engineered to have minimum impact on the environment – and on your running costs, too.

## EPC A

Fusion 1 has attained an EPC A-24



Electricity supply entirely from renewable sources



Heat-recovery technology



Automated light dimming systems



4 Electric-car charging points



The Free use of Fusion bicycles



specification

# The space

FUSION — specification

Designed to a high specification with modern finishes, efficient floorplates, and excellent natural light to support productive, flexible and sustainable working environments.

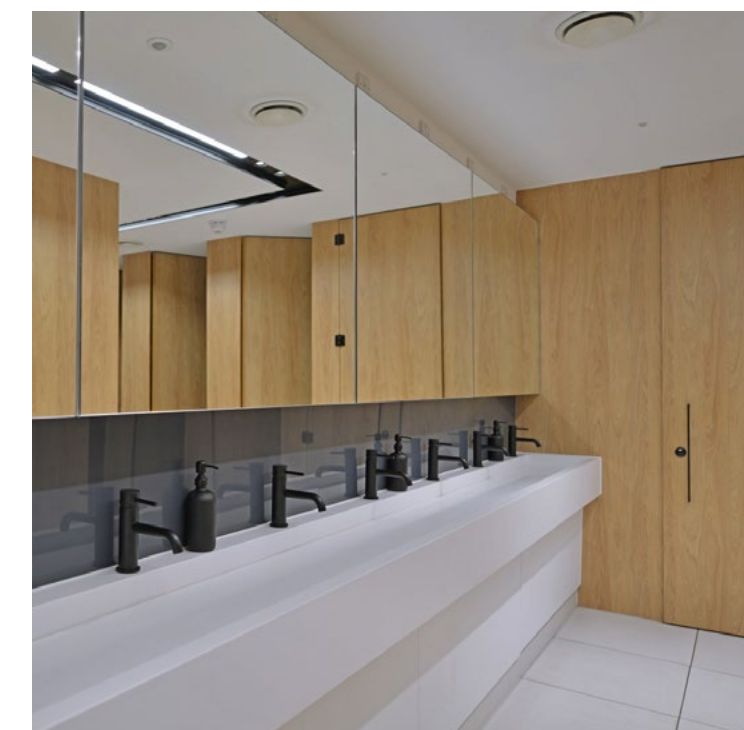
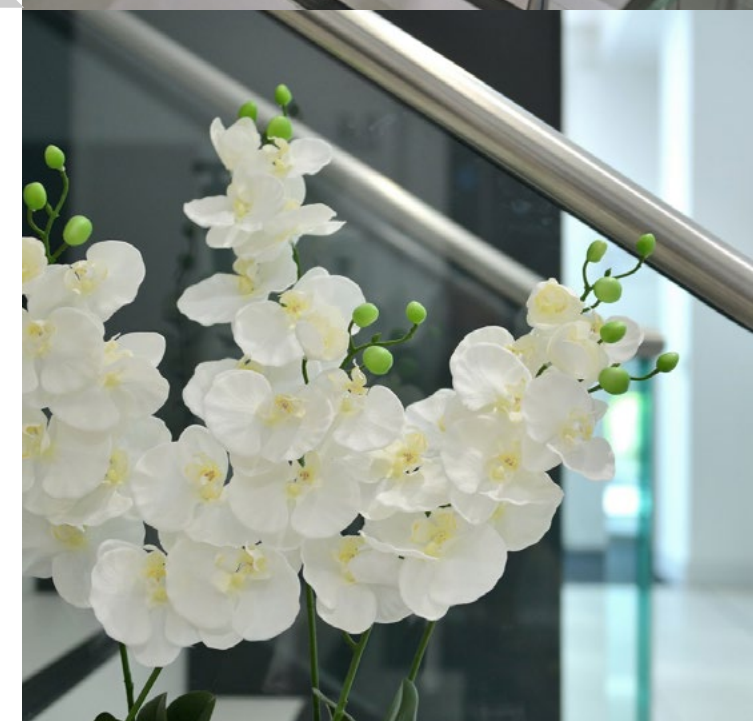
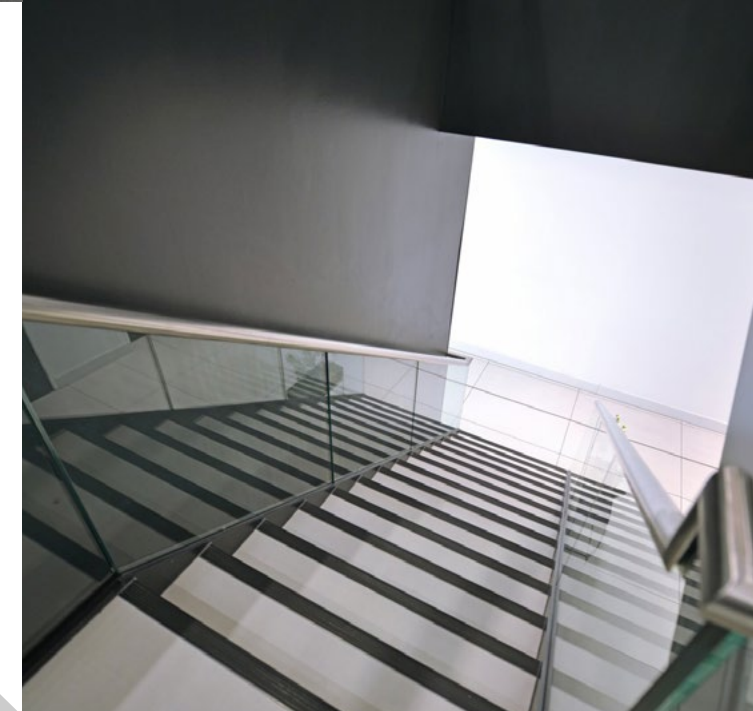
- + Suspended ceilings with recessed, daylight-dimming lighting and PIR sensors
- + Enhanced and optimised four-pipe VRF heating and cooling system
- + Inverter technology heat-recovery ventilation, providing up to 81.5% efficiency
- + Raised-access floors
- + Shower facilities
- + Dedicated 11,000V power supply exclusively for the tenants services
- + 13 person/1000kg capacity lifts
- + Bicycle facilities
- + Extensive allocated parking with parking enforcement
- + Refurbished reception areas
- + 24/7 Security
- + HDPT2 Infrared security cameras
- + Paxton video access controls



Suspended ceilings with recessed, daylight-dimming lighting and PIR sensors



Refurbished reception areas



workspace

# The Buildings

ONE

To Let

c.65,000 sq ft over three floors.

Ground	5,634 sq ft	523 Sq M
First	9,452 Sq Ft	878 Sq M
Second	23,022 Sq Ft	2,139 Sq M

TWO

Fully Let

c.40,000 sq ft over two floors.

Ground	Let to xxx
Ground	Let to xxx

THREE

Fully Let

c.50,000 sq ft over two floors.

Ground	Let to xxx
Ground	Let to xxx



workspace

# Availability

ONE

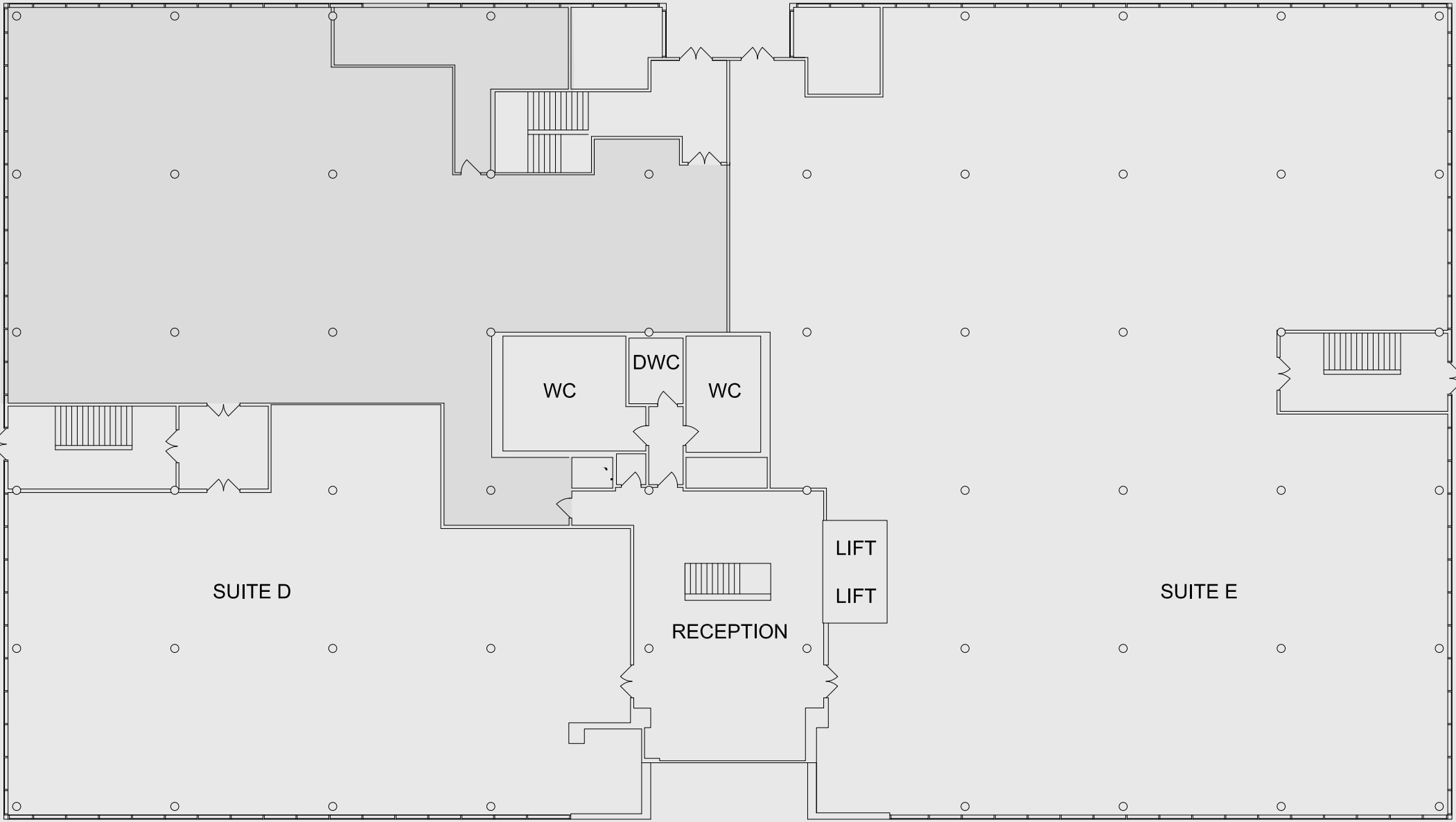
GROUND FLOOR

c.65,000 sq ft over three floors.

Ground	5,634 sq ft	523 Sq M
First	9,452 Sq Ft	878 Sq M
Second	23,022 Sq Ft	2,139 Sq M



FUSION — availability



workspace

# Availability

ONE

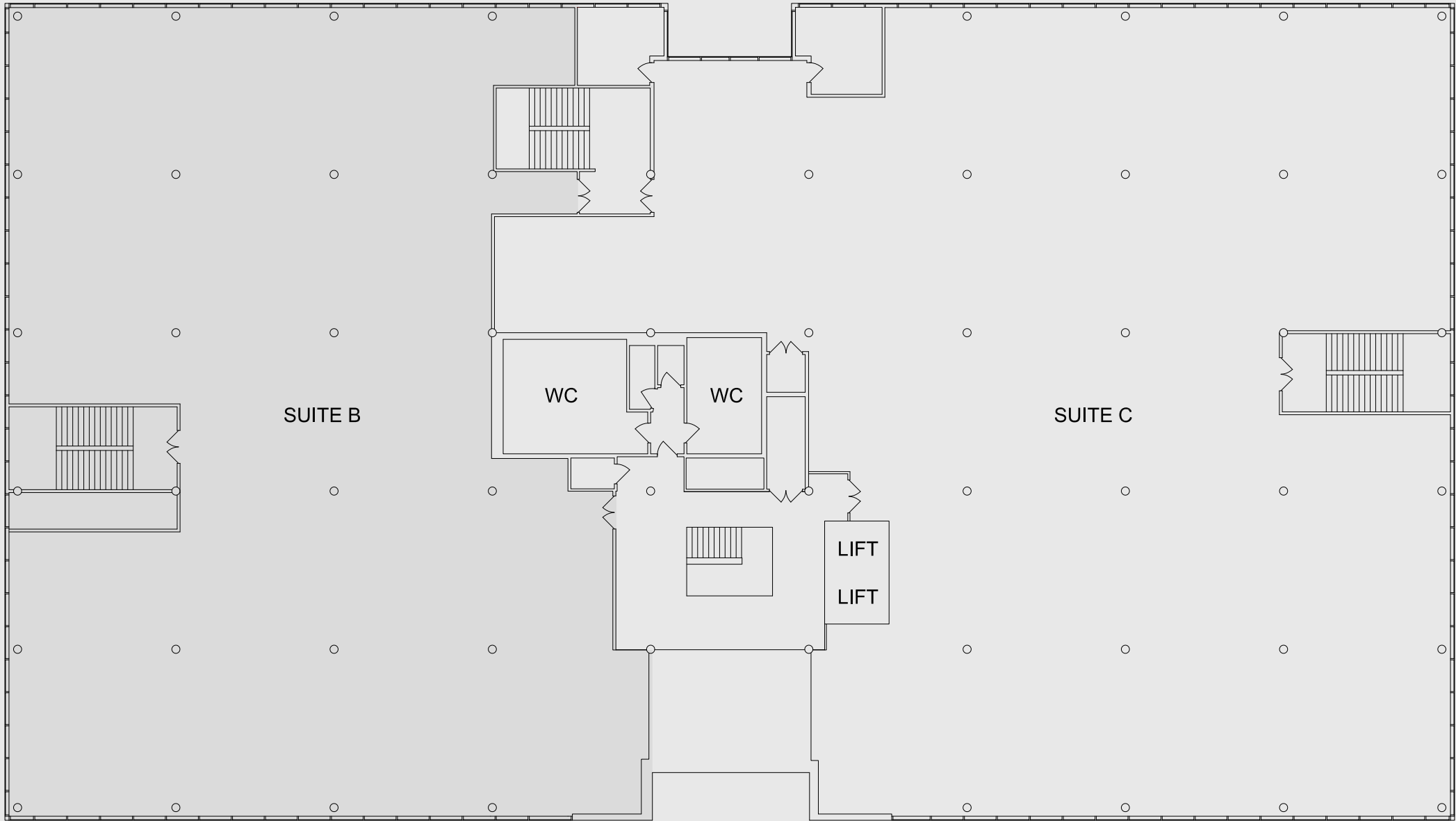
FIRST FLOOR

c.65,000 sq ft over three floors.

Ground	5,634 sq ft	523 Sq M
First	9,452 Sq Ft	878 Sq M
Second	23,022 Sq Ft	2,139 Sq M



FUSION — availability



workspace

# Availability

ONE

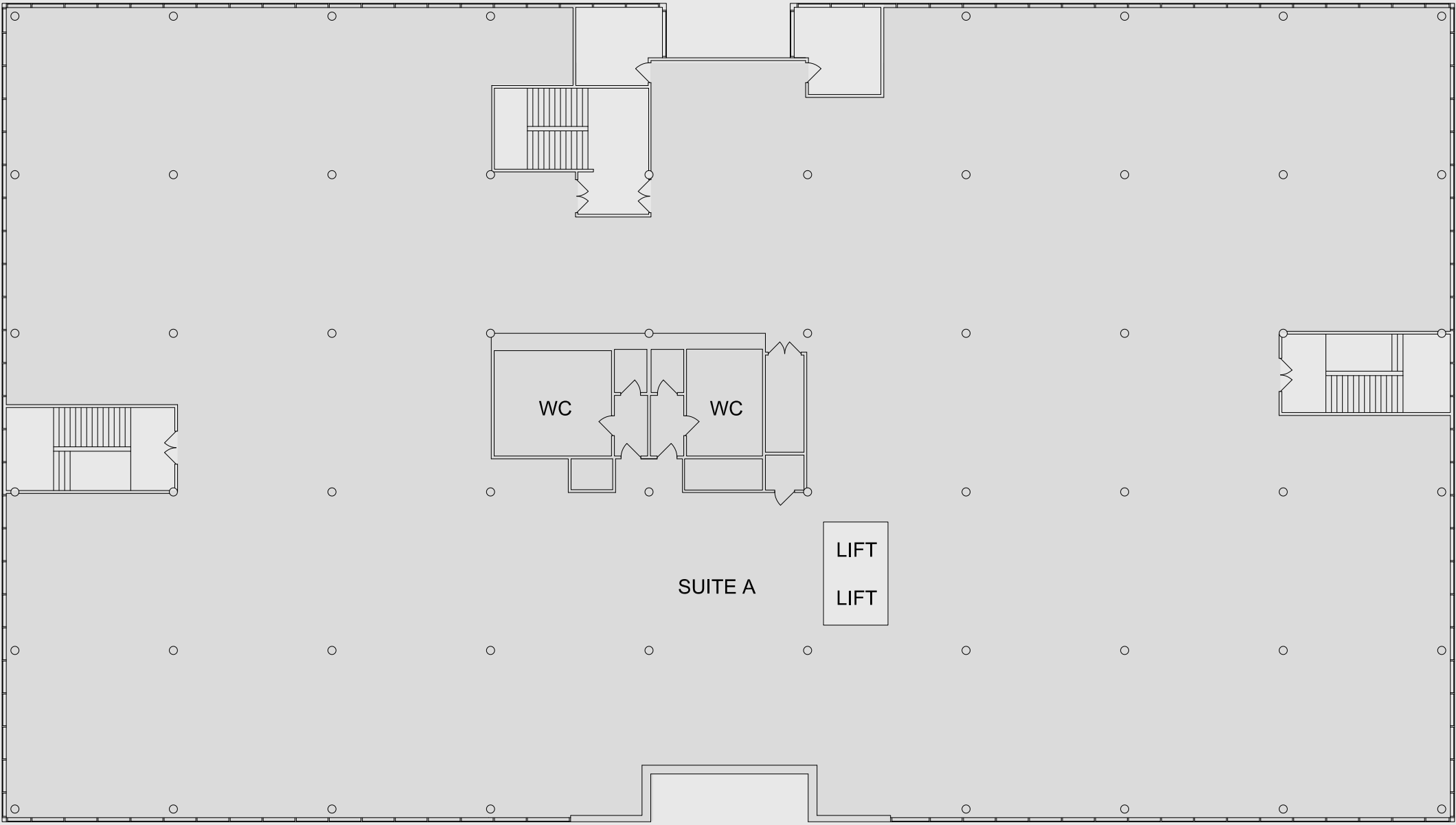
SECOND FLOOR

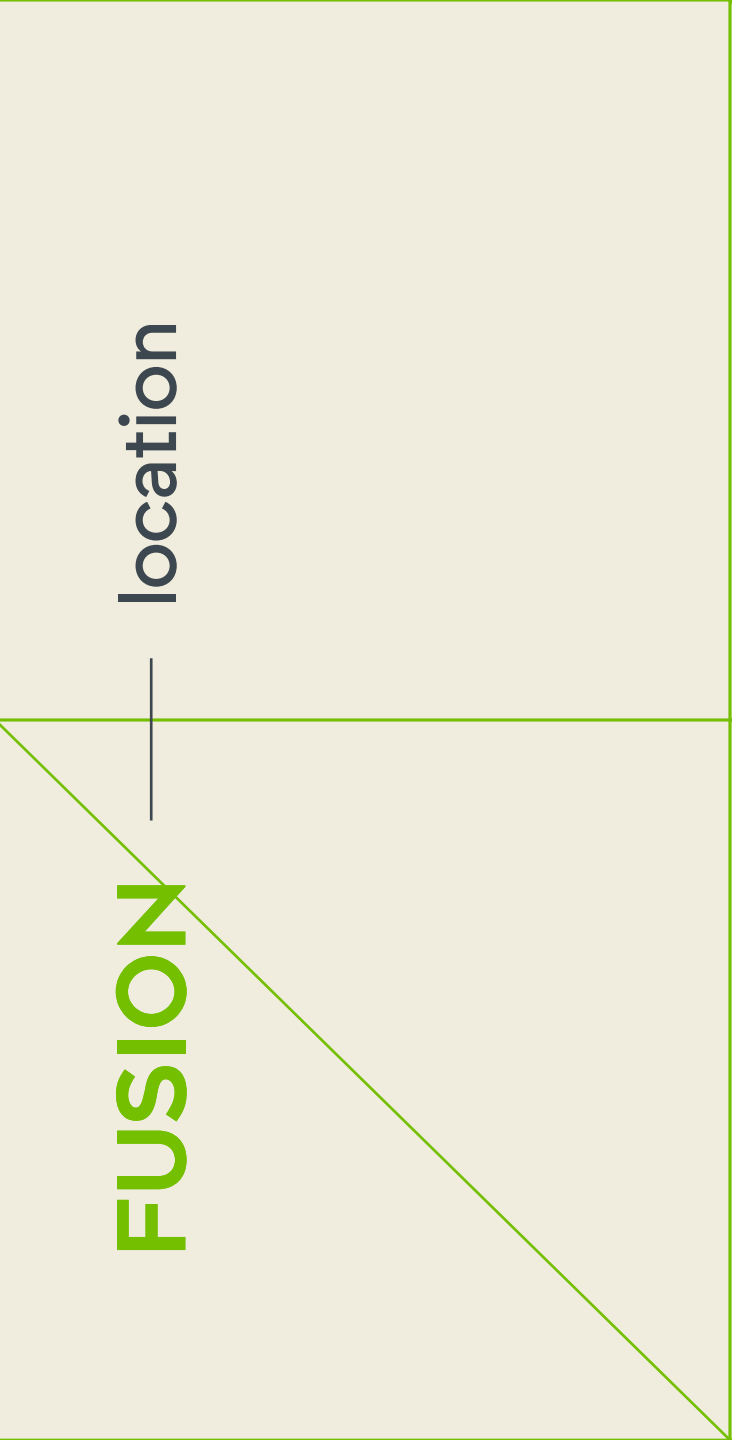
c.65,000 sq ft over three floors.

Ground	5,634 sq ft	523 Sq M
First	9,452 Sq Ft	878 Sq M
Second	23,022 Sq Ft	2,139 Sq M



FUSION — availability





# Let's Talk...

Office space is available now at Fusion One — offering high-quality, flexible workspace in a prime position within Solent Business Park.

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