

The South Coast's
premier business
destination

40 years @ Lakeside

A RESTROSPECTIVE VIEW...

125 acres of
mudflats, half of
which was under
water at high tide.

Canals and ditches
constructed to drain
water into the lake
with this type of
digger which drags
itself over the mud.

Before building
could start the
cranes had to be
built. They sat on
rails so they could
move as building
work progressed.

The first building
finished now known
at 1000 Lakeside.

WIN!
AN AMAZON ECHO
OR A HAMPER
INSIDE

REVIEWING FOUR DECADES OF SUCCESS

HISTORY

DESTINATION

LAKE
SIDE
NORTH HARBOUR

COMMUNITY

FUTURE

History

OUT OF A SWAMPY, MUDDY STRETCH OF LAND LARGELY SUBMERGED UNDER WATER, CAME ONE OF THE MOST ADVANCED TECHNOLOGY HUBS OF ITS ERA.



to many different companies, across a wide range of industries, creating a vibrant business community.

campus stands now many readers will have happy memories of time spent strolling along the foreshore.

101 acres of mudflats is now a thriving wildlife habitat where occupiers can enjoy wildlife walks, regular runs and lazy lunches in the Summer. And as we breathe new life into existing buildings, refurbishing them with a fresh modern look, it's hard for us to imagine that over 40 years ago where the

So as we celebrate the buildings 40th Birthday we will also raise a toast to the next 4 decades and future generations of companies and communities living and loving life at Lakeside.

*Karen Tyrrell
Client & Communications
Manager, Lakeside
North Harbour*

As we enter the next exciting phase of the campus, we thought we would take a moment to reflect back over the last 4 decades. Buildings built to house floors and floors of massive computer systems are now home



IBM's state-of-the-art business estate off Western Road cost a staggering £17.2m - an eye-watering amount in 1976.

A masterplan was prepared, that also incorporated a wider strategy encompassing the construction of the M275 to aide regeneration. The IBM site would be protected from the sea by motorway embankments.

to 30m deep to the bedrock. By 1974, Phase 1 and 2 development was well underway with the operation running three days a week, a measure imposed by the then government in a bid to conserve energy during the coal miners strikes.

lake and areas of planting.

In 2004/2005, IBM decided to sell the bulk of its UK property portfolio, with the exception of Hursley Park, and the North Harbour UK headquarters site became Lakeside North Harbour with IBM remaining on site as an occupier.

Over the last decade IBM have gradually vacated several buildings now known as 1000, 2000 & 3000 Lakeside, all of which have undergone extensive refurbishment prior to letting as new space.

The vision to base the tech giant's British headquarters in Portsmouth was unveiled after the Northharbour site was chosen for development in 1969.

Works on the reclamation of the land began in 1971 - a big operation that involved the construction of canals and ditches to drain water into the lake. A dyke was built to hold back the sea.

Car parks, roads and pathways were finished by 1976, as preparations began to move in the first occupants. The grand unveiling of IBM's headquarters came that year, marked by honorary guests including the Duke of Edinburgh.

'Phase 4' of the IBM buildings complex began in 1979, with smaller cranes being used thanks to technological advancements.

Buildings 'C' (4000) and 'D' (5000) were occupied by 1981, while 'A'(2000) and 'B' (3000) were filled in 1982. The buildings took in views across the

Poole, Hastings and two other locations in London were considered.

But Portsmouth got the pick due to its good road and rail connections, the fact the land was large enough to allow for future expansion, and the fact Portsmouth's administration was keen to have a larger employer in the area.

But much work needed to be done to ensure this 125 acre pile of mud, half of which was underwater at high tide, was ready.



Champagne corks flying faster than guns in the battle of the Little Bighorn.



THAT'S how The News described the reception at the grand unveiling of IBM's British headquarters in Portsmouth, attended by the Duke of Edinburgh on Friday December 3, 1976.

Eric Varley, secretary of state for industry, Lord Malmesbury, Lord Lieutenant of Hampshire, Lord Cromer, chairman of IBM, as well as the MPs and civic leaders of the Portsmouth region.

company in America, and subsidiaries around the world.

The News reported how the Duke signed a Royal portrait in the foyer of the building, and was shown a photograph of an incubator for premature babies which IBM donated to St Mary's Hospital, in Milton, to commemorate the ceremony.

The report at the time said: 'Constructed on a 125-acre site, the suite of luxury offices cover 465,000 sq ft and are set alongside a freshwater lake in what is destined to become a beautiful landscaped park.' And today stands a brass plaque in the Atrium of 1000 Lakeside to commemorate the opening.

The Royal dropped into the city by helicopter to open the £17.2m 'administrative centre' - and signed the visitors book as a raft of other high-profile guests marked the huge occasion.

Mr Varley described the unveiling as 'a significant development and a vote of confidence in Britain'.

A video-tape record of the opening celebrations was also made for transmission to IBM's parent

The guest list included

YouTube
The story of Lakeside North Harbour's history is re-told through a new video released today on its YouTube channel: youtube.com/user/LakesideNorthHarbour

Destination

IT'S THE PREMIER DESTINATION FOR BUSINESSES ON THE SOUTH COAST - AND HAS THE DEFINITE 'WOW FACTOR'.

Portsmouth's Lakeside North Harbour campus is a thriving commercial hub for companies large and small with all of the modern touches that add a touch of class and style to working life. And occupiers couldn't be any clearer in their positive endorsement of their vibrant working environment, which today celebrates its 40th anniversary.

Boasting airy, bright office and conference space in the midst of a gorgeous lake setting, a mix of shops to satisfy daily needs and tastes, while still being close to easy to access transport routes in and out of the city, it's little wonder demand is high to set up life at Lakeside.

More than 100 companies employing around 4,000 staff carry out their day-to-day operations on the campus, many of whom occupy space in 1000 Lakeside - a huge glass fronted fortress which companies say sets the perfect professional, corporate tone. And it's an empire that's keen to grow and become an even stronger force - soon to home a Village Hotel Club boasting conference and leisure facilities that will draw in

even more companies to the campus and visitors to the city.

It ties in with the multi-million pound renovation of 2 existing buildings on the campus, 2000 and 3000 Lakeside, to enable further business growth, a project that will bolster Portsmouth's economy and live the prospects of the city's corporate community.

FIRST OCCUPIERS:

It started with a good impression for **Verisona Law**, one of the first occupiers of 1000 Lakeside after its renovation in 2008.

Sue Ball, managing director says: 'We wanted to increase our commercial offering; we looked at a few sites but we felt 1000 Lakeside was the best site, and we remain of that view.'

'It gives you the right setting, and the right image. We strive to make the right impression with clients, and when they are on site, it provides a very professional front and that helps to build on the image we are trying to put across.'

'People stand in my office



and say, what a fantastic view you have here, it's welcoming and attractive.'

Planting roots at Lakeside was a long-term strategy that paid dividends.

So says Swedish bank **Handelsbanken**, the first occupiers of 1000 Lakeside in 2008 when it was refurbished for occupation.

The company said life then was very different - and it took some time before other companies began to move in and the facility took off.

Account manager Paul Mlinar says: 'If you think about what happened in 2008, in terms of the economy, it took a while until things picked up, we

were in a very different place then.'

'Now it's the place to be - and without a doubt boasts the best office spaces in Portsmouth. It's a proper business community now, so we picked the right place.'

SPACE TO GROW:

IT started off as a two man operation in a room no bigger than a closet. But thanks to 1000 Lakeside's ever-growing profile and ability to embrace opportunities for expansion, recruitment firm **Carrington West** now enjoys a turnover of tens of millions of pounds every year - and has a thriving headquarters

stretching over 3,000 sq ft hub on the second floor of the West Wing of 1000 Lakeside.

Carrington West director James Fernandes launched the business five years ago after striking a deal with workspace provider Regus to occupy a small office specifically designed for small, start-up businesses, also based in 1000 Lakeside.

'Attracting the best staff was our key goal, and we have been able to do that being at Lakeside. The location is brilliant, and Lakeside is continuously improving its site, facilities and shops.'

Online software specialist **Lead Forensics** says

Lakeside's commitment to providing excellent facilities, like the Central Square retail hub where you can find food retailers Starbucks, Subway and the Co-op alongside a florist, Studio 8 beauty salon and Hair Ott is a key factor in its popularity amongst the business community.

Lead Forensics moved into 1000 Lakeside around six years ago with two other companies it shares common ownership with, Market Makers and Really B2B and just over 100 staff.

With all 3 businesses having expanded and now employing over 600 people, Lead Forensics this year moved into the recently refurbished



3000 building - and managing director Paul Thomas says he's blown away by the work of campus owners in ensuring occupiers have top space to work and grow.

Mr Thomas said: 'What's great is, the landlord doesn't cut corners, when it comes to providing really good facilities because they want to create a good

environment people to work in.'

'It seems to me, when you walk around the place, they are forever painting and maintaining the facilities and the onsite facilities team keep it top class'

Meanwhile, there's been more good news as of late at Lakeside.

FTSE 100 company,

Babcock International Group (Babcock), the UK's leading engineering support services organisation, has expanded its presence in 1000 Lakeside by taking over 55,000 sq ft on the first floor.

Around 400-450 staff have initially relocated with capacity to grow to over 700 personnel.

Simon Parker, Chief Information Officer, of Babcock's Information Services department, said: 'Having outgrown our existing office space, we were looking for a new local base. Lakeside has great access and amenities, and allows us room for future growth.'

WELCOME NEW OCCUPIER:

While **Transas** will be the first occupier of the newly refurbished 2000 Lakeside on the campus,

taking 20,000 sq ft of office space. Transas is a world-leading provider of applications and services for the maritime industry. The Lakeside premises will become a new Transas headquarters and a home for the Transas Academy, which the company will use for the solutions' testing and running the training courses for its customers.

Paul Dollery, Global Property Director, Transas, said: 'We chose Lakeside North Harbour because of its ease of access to sea, road, rail and air and the excellent onsite offer for our personnel, customers and partners.'

'Building 2000 has been refurbished to a very high level and provides all of the technical infrastructure for our immediate and future business needs.'

A word from our occupiers...

'People stand in my office and say, what a fantastic view you have here, it's welcoming and attractive.'

Sue Ball - Managing Director, Verisona Law

'Attracting the best staff was our key goal, and we have been able to do that being at Lakeside. The location is brilliant, and Lakeside is continuously improving its site, facilities and shops.'

James Fernandes - Director, Carrington West

'What's great is, the landlord doesn't cut corners, when it comes to providing really good facilities because they want to create a good environment people to work in.'

Paul Thomas - Managing Director, Lead Forensics



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Paul Dollery - Global Property Director, Transas



Community

AT THE HEART OF LAKESIDE'S CORPORATE AND SOCIAL RESPONSIBILITY POLICY, IS THE FIRM BELIEF THAT THE CAMPUS HAS A DUAL ROLE – AS A LOCATION FOR THE REGION'S SUCCESSFUL, GROWING COMPANIES AND A RESOURCE FOR ORGANISATIONS, CHARITIES AND THE LOCAL COMMUNITY.

Lakeside Client & Communications Manager, Karen Tyrrell, explains: 'Lakeside's community programme focusses on a wide range of activities including art, opening up access to the campus environment for the local community and charity events, including the Annual Dragon Boat Festival, Rowans Summer Fete and new for 2017 the Rainbow Superhero Challenge.'

'Over the last 10 years, we have fostered awareness of local artists and sculptors, collaborating directly with and through a partnership with ArtSpace to create a rolling exhibition in the building's atrium and corridors.'

Regular wildlife walks, jogging groups and a weekly park run ensure that the site's habitat, which is home to a wide variety of plants and wildlife, can also be enjoyed by the local community, whilst a local angling association and the Mary Rose School enjoy activities on the lake.

REGULAR EVENTS @ LAKESIDE:

- Portsmouth Lakeside parkrun every Saturday
- Home to Portsmouth Joggers who meet every Tuesday & Thursday
- Members fishing all year round with Portsmouth & District Angling Association
- Seasonal wildlife walks with Hampshire & Isle of Wight Wildlife Trust in Jan, April, July & Oct
- Annual Dragon Boat Festival in May
- Rainbow Centre Superhero Challenge in June
- Bee Island Visits with The Southern Co-operative during the Summer
- Mary Rose Academy Watersports activities on the lake in the Summer
- Rowans Summer Fete in September
- Rowans Ride in October
- Annual Community Christmas Lunch in December



WIN! A VIRGINIA HAYWOOD HAMPER

Simply find the answers to the following questions within this supplement. Write the answers along with your details on the form and send to:
Hamper Competition, Lakeside North Harbour, Western Road, Portsmouth PO6 3EN.

1: When did Handelsbaken move into 1000 Lakeside?

2: Name one of the occupiers in the Central Square Retail Hub?
3: How many people work at the Lakeside North Harbour Campus?

4: What's the largest floor space available in 2000 & 3000 Lakeside?

All entries must be submitted before 5pm on Friday, 9 December 2017.



VIRGINIA HAYWOOD HAMPER COMPETITION FORM

TITLE: MR MRS MISS MS

FORENAME:

SURNAME:

ADDRESS:

TOWN/CITY:

POSTCODE:

EMAIL:

PHONE:

ANSWER 1:

ANSWER 2:

ANSWER 3:




ANSWER 4:

Deadline for all nominations is Friday 9th December at 5.00pm. Multiple coupons can be posted in the same envelope. Lakeside North Harbour accepts no responsibility for Royal Mail delays or losses. Please make sure you complete your e-mail address correctly. We will NEVER pass on your details without your consent and you can unsubscribe any time. If you don't want to receive updates from Lakeside North Harbour tick here:

EMAIL:

WIN!
AN AMAZON ECHO

Like & share our Facebook page 'Lakeside North Harbour' by 5pm on Friday, 9 December to enter.

Future

THE LATEST £21M VILLAGE HOTEL CLUB, BEING CONSTRUCTED NEXT TO THE PORSCHE CENTRE CONTINUES TO TAKE SHAPE AS THE PILING IS FINISHED AND STEEL WORK BEGINS TO BE ERECTED.

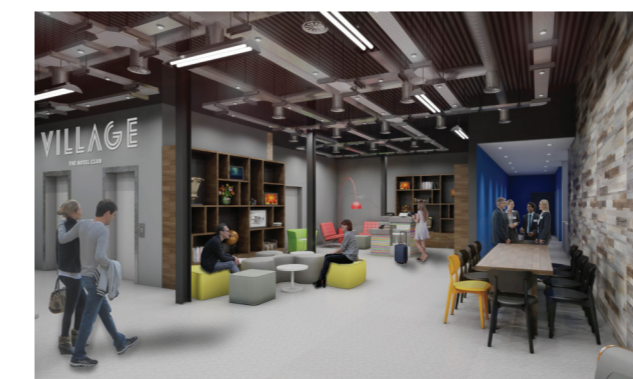
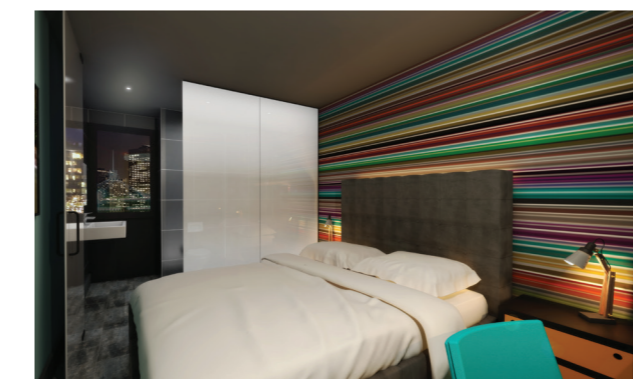
The next milestones will be 'topping out' which will see the building reach its highest point and getting 'watertight' and in early 2017, the façade works will commence along with the swimming pool fit out.

The much needed quality hotel for the area is due for completion in Autumn 2017.

The hotel will create

around 100 jobs and will include 153 bedrooms, conference facilities and a leisure club with a 20m swimming pool, gym and fitness studios.

Each month we post a short video on our Facebook page so that you can watch the progress, so keep watching...



THE SOUTH'S BEST-CONNECTED BUSINESS CAMPUS



Whether it's an 80,000 sq ft building, a single floor over 36,000 sq ft or a suite from 1,500 sq ft, Lakeside North Harbour in Portsmouth is the place where businesses connect and thrive.

Why not join us? We're already home to 100 companies and 4000 professionals enjoying...

- Flexible Grade A office space
- A stunning natural working environment
- Excellent retail & business facilities
- Generous car parking
- Ultra-fast broadband & mobile data
- 24/7 security
- A highly skilled talent pool

No wonder Lakeside is the picture perfect place to grow.

LAKESIDE NORTH HARBOUR

Lakeside North Harbour | Western Road | Portsmouth | PO6 3EN | J12/M27

www.destinationlakeside.com Telephone: 023 9238 9056



A full guide to Lakeside's events can be obtained by downloading our app 'Destination Lakeside'



lakesidenorthharbour.com