



LOCATION

Solstice Park is strategically located with direct access to the A303 connecting to London (85 miles) via the M3, Heathrow Airport (71 miles) and Gatwick Airport (94 miles). It is also the gateway to the South West via the A303/M5 to Exeter (90 miles).

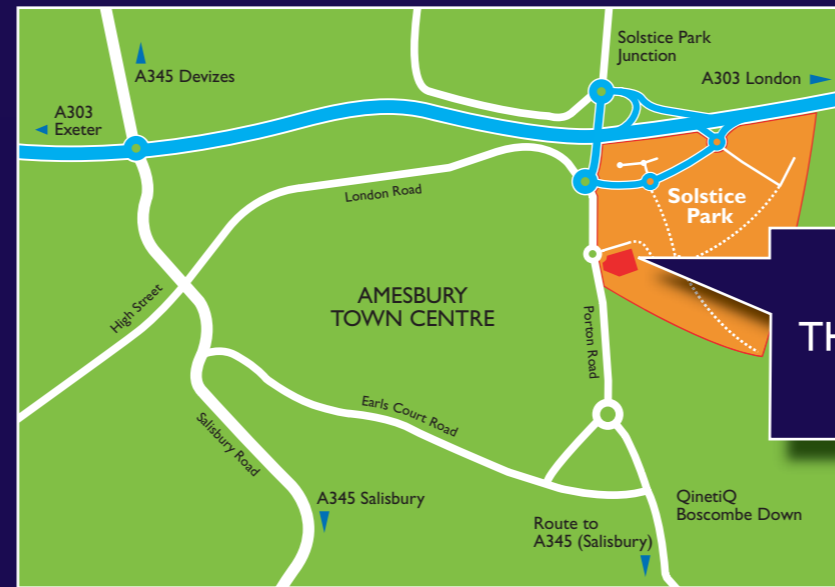
Situated between Salisbury and Andover, Solstice Park is at the heart of a thriving economic region bordered by the regional centres of Basingstoke, Bristol, Southampton and Swindon.

Major employers are close at hand within the Salisbury Research Triangle where QinetiQ at neighbouring Boscombe Down, the Health Protection Agency and DSTL at nearby Porton Down, have established world class research centres for science and technology. There are many MoD facilities in the immediate vicinity including British Army HQ Land Command.

Growth in labour supply will be achieved through major new housing developments in Amesbury, Andover and Salisbury providing an accessible well educated workforce close by.



World Heritage Architecture and the idyllic environment of the South Wiltshire countryside provided inspiration for the award winning Hamiltons Architects to produce a stunning design in harmony with the environment.



TERMS

For full details of availability and terms contact the agents.



www.thecrescentoffices.com

Designed & produced by IMA Ltd, Southampton 033 8077 2888 www.ima.co.uk

Code of Practice
You should be aware that the Code of Practice for commercial leases in England & Wales recommend you seek professional advice from a qualified Surveyor/Solicitor of Licensed Conveyancer before agreeing or signing a business tenancy agreement. The Code is available from The Royal Institution of Chartered Surveyors on the web site: www.commercialcode.co.uk

Misrepresentation Act 1967, Unfair Contract Terms Act 1977, Property Misdescriptions Act 1991
The Agents for themselves and the Vendors or Lessors of these properties whose Agents they are give notice that: 1. The particulars and any inserts therein do not constitute any part of any offer or a contract. 2. All statements contained in these particulars and any inserts therein as to these properties are made without responsibility on the parts of the Agents or the Vendors or Lessors. 3. All descriptions, dimensions (which in any event are approximate only), photographs, plans, impressions and other particulars are given in good faith but are for illustrative purposes only and any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness of each of them. 4. No person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to these properties.

Finance Act 1989
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT) and rates. Any prospective occupier must satisfy themselves independently as to the incidence of VAT and rates in respect of any transaction.



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THE CRESCENT

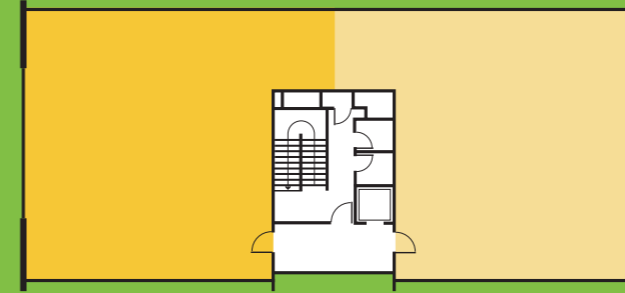
The Crescent is part of the exciting vision that is Solstice Park, a high quality working environment for forward-thinking businesses seeking to optimise standards of productivity and creativity, working from imaginatively designed buildings on a planned landscaped Business Park.



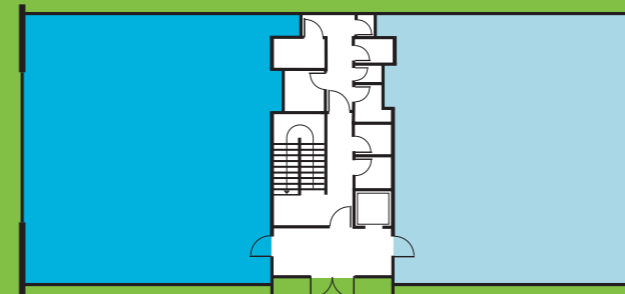
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SPECIFICATION

- Glazed curtain walling system in toughened solar control glass
- Canopied entrance with central service core
- Raised access floors and IT server room
- Broadband, ISDN 30, 3G connectivity
- Full security and access system to all buildings and office suites
- 8 person passenger lift
- Male & female WC on each floor
- Kitchenette, shower & disabled WC on ground floor
- On-site parking for 222 cars



BUILDINGS A, B, C Typical First & Second Floor



BUILDINGS A, B, C Typical Ground Floor

SCHEDULE OF ACCOMMODATION

Buildings A, B, C

Ground Floor	3,606 sq ft
First Floor	3,864 sq ft
Second Floor	3,864 sq ft
Total	11,334 sq ft

Building D

Ground Floor	2,145 sq ft
First Floor	2,281 sq ft
Second Floor	2,281 sq ft
Total	6,707 sq ft

Buildings E / F

Ground Floor	2,908 sq ft
First Floor	3,044 sq ft
Second Floor	3,044 sq ft
Total	8,996 sq ft

Building G

Ground Floor	2,363 sq ft
First Floor	2,499 sq ft
Second Floor	2,499 sq ft
Total	7,361 sq ft



DESCRIPTION

The Crescent is an inspirational development of new office buildings in an attractive landscaped Business Park environment occupying a high profile and elevated position with views across Solstice Park to the countryside beyond.

It provides a range of spectacular three storey buildings with optimum flexibility catering for a variety of floor space requirements.

These contemporary buildings are designed to be eco-efficient offering low carbon emissions, high thermal insulation and reduced energy costs.

An innovative design provides a natural ventilation system capable of maintaining a comfortable working environment throughout the year. High levels of natural light are achieved through solar control glazing to each elevation. The landscaped car parking areas provide parking for 222 cars, including dedicated disabled parking spaces, motorcycle parking and sheltered cycle parking.

Occupiers of The Crescent will benefit from facilities on Solstice Park such as the Hotel, Family Pub/Restaurant, Fast Food Outlets, Petrol Filling Station and Convenience Store.

