

# Welcome to Acorn Business Park

In the heart of Southampton, Acorn Business Park is a new enterprise centre providing the ideal workspace for start-up and growing companies.



**“The Acorn office is perfect for a growing business like ours – new, secure and affordable. The flexible terms really helped us out.”**

Within a park offering 18 workshops and 12 office units, our offices range in size from 269ft<sup>2</sup> – 409ft<sup>2</sup>. Our units are available to let on flexible easy in/easy out terms with as little as one month's notice.

There is superfast broadband, parking, a bicycle park, motorcycle bays, 3-phase power available as well as a social central core providing WC facilities, showers, tea-making points and an assisted-access lift to the first floor.

**Costs are tightly controlled and there are no long term contracts.**

As well as offering flexible, professional premises, we also provide regular business mentoring support at no additional cost. One occupier said,

**“Acorn Business Park is an impressive base to work from, providing our business with a professional and lively environment with access to modern facilities and good access to the rest of the city.”**

**Acorn Business Park is located on Empress Road, Southampton SO14 0JY.**

Contact our Centres Manager, Jenny Magee on:  
Telephone: 023 8038 8580 Email: [jenny@wict.co.uk](mailto:jenny@wict.co.uk)  
[www.wict.co.uk/property/acorn-offices](http://www.wict.co.uk/property/acorn-offices)



# Your Office at Acorn Business Park

At Acorn Business Park we have spaces suitable for many kinds of business with flexible terms and a quick and simple licensing process.

## Licence fees include the following:

- 24/7 access on a gated site
- Buildings insurance
- Security access control system on central core
- Central heating
- General and recycle waste collection
- Central modern kitchen facilities
- Modern and clean toilet and hygiene facilities on both levels
- Modern shower facilities
- Disabled access including a platform lift for assisted access to the first floor level
- Fire alarm & detection system
- Site-wide CCTV cover
- Allocated parking - one space per unit, including disabled bays
- Motorcycle bays
- Secure Bike storage area with lockers & shower
- Royal Mail delivery service
- Contracted cleaning of communal areas, including toilets and kitchens
- Building maintenance external & internal communal areas
- On-site management (during office hours)
- Electricity separately metered and charged on actual usage
- Free access to a Business Mentor and business workshops



## Keeping in Touch

We understand the importance of staying in touch with customers, so we can provide:

- **Phone & Broadband:**  
Site supplied telephone and broadband lines available on request, subject to an additional monthly charge
- **Fast, reliable internet:**  
Leased line for internet connectivity with full security at 5mbps (more on request, subject to availability)
- **Meeting Space:**  
Room for client meetings & small workshops

**Acorn Business Park** is managed by West Itchen Community Trust Ltd, a social enterprise committed to growing local businesses, regeneration in central Southampton and supporting local communities. West Itchen Community Trust Ltd is a registered charity managing a portfolio of properties around Southampton. Registered at Companies House No. 4617788. Registered charity No. 1130797

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# About West Itchen Community Trust

## Owner-managers of Acorn Business Park

West Itchen Community Trust Ltd is a social enterprise established to promote community development and regeneration of inner-city Southampton.

As a social enterprise we make our money from commercial property investment, including Acorn Business Park, but our profits are re-invested into inner city Southampton community projects.

As well as helping local people to set up community groups and develop activities (right), we offer business advice and mentoring to new entrepreneurs and start-up businesses.

West Itchen Community Trust is both a company and a charity. We do not have shareholders, we have members.

Together we are supporting a vibrant community.



Our Trustees at the opening of Acorn Business Park in September 2016

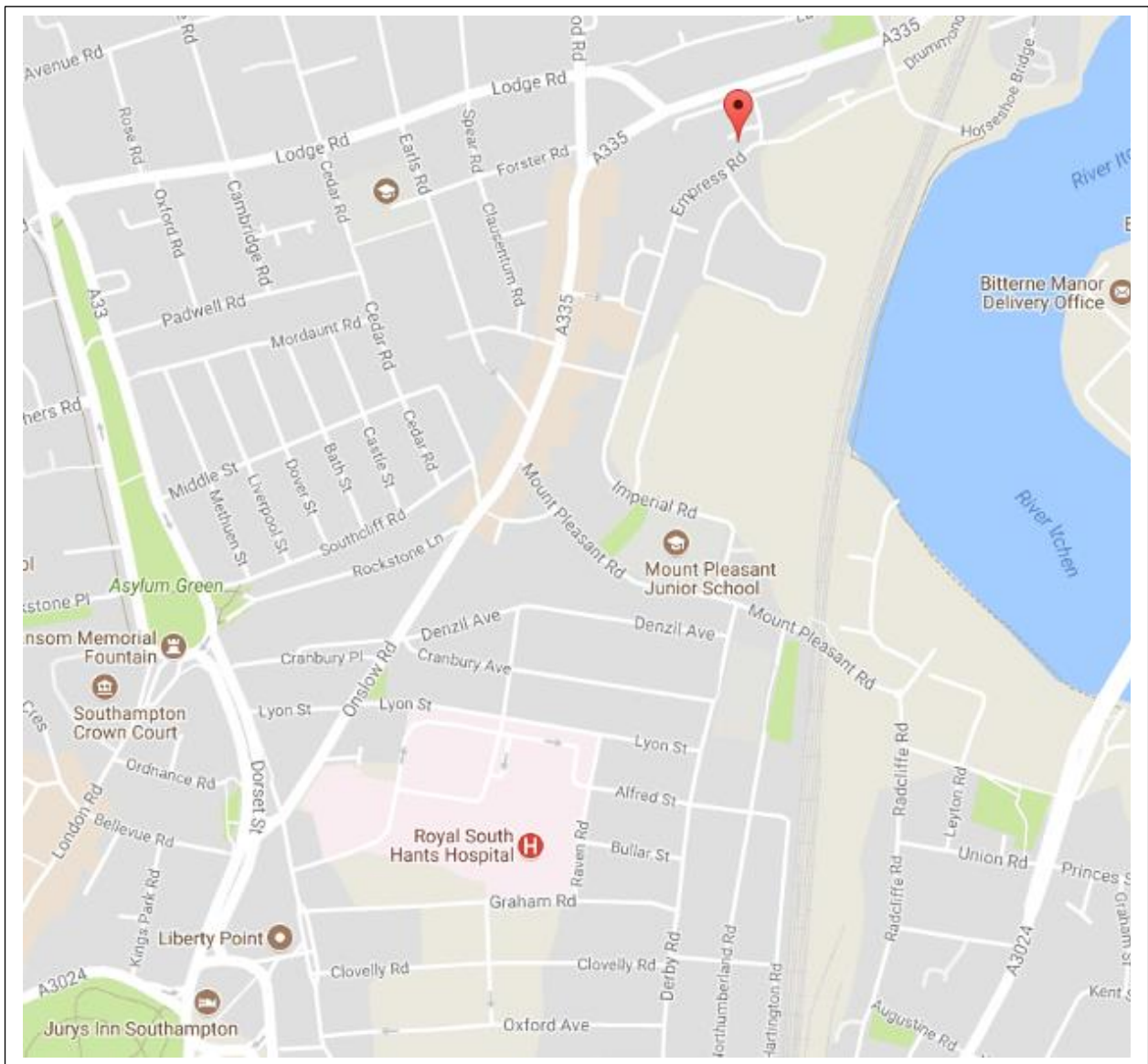
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# Acorn Business Park Finding us....



**Acorn Business Park, Empress Road, Southampton SO14 0JY**

## **Contact**

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