



Well placed to manage growth at Lakeside North Harbour

CT Automotive has just celebrated its second anniversary as an occupier at Lakeside North Harbour and the mood is positive about the company's ability to expand its operations on campus.

Prior to signing the lease in December 2016, the company had just gone through a period of growth, requiring the UK office to relocate from their former premises in Portsmouth. Vicky Thomas, Group Financial Controller explains that the previous offices were just not able to support the sustained growth that the business had planned, "We had been in our old offices for nearly 8 years before moving to Lakeside North Harbour.

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The old office was in a predominantly retail focused area which meant the emphasis was on footfall for retailers, not the commercial tenants". She continues "The space was dark, airless and not very professional from an external perspective, and peak seasons were horrendous with colleagues unable to park, increased noise and long delays getting into the office".

The company, which develops tooling and produces interior parts and accessories for the motor industry, has offices and production facilities around the World including the US, Far East and Turkey. The UK office is the global finance office and so growth in any other area of the global operations has a direct impact on the UK.

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When the time came to move, Vicky led the search, using her local knowledge of the area to identify possible locations. In such a highly contested commercial property market and with limited locations offering the volume of immediate and long-term space required by the business, Vicky knew there wouldn't be much choice. Vicky explains “We quickly picked out the obvious options for potential relocation – Langstone Technology Park at Havant, Solent Business Park at Whiteley and Lakeside North Harbour”. Knowing there were not many options and with price not being a major differentiator, Vicky says the decision process came down to two key factors. “We looked at a number of suites of different sizes across the area, but what determined it for us was the growth potential and the offering for our team’. She continues “Location wise, we knew we would not be asking our team to travel much further than they did already if we chose Lakeside North Harbour. In fact, for many the commute was easier and faster because they were not battling the Portsmouth City rush hour. Nobody wanted to travel the extra distance to Havant or Whiteley”.

But it wasn't just journey times that were important for staff Vicky says “When we arrived at Lakeside the

decision was almost immediate because it just felt like they had got it absolutely right. There is a great work life balance, plenty of lifestyle opportunities and we can boast access to the facilities and amenities that are normally the preserve of big corporates”.

With 16 people now based at the Portsmouth office Vicky says that it is a “Very comfortable working environment and they feel looked after”. Due to the majority of their business being based on future forecast production from the motor industry, the company can confidently plan for growth and Vicky can see another peak on the horizon.

“2019/20 is already showing significant growth but this time we are well placed to manage that growth here in the UK. I am not worried by it because I know we have the space and draw to increase our headcount, people want to work at Lakeside”. She concludes “Personally I love it here.

The space, the light, the view and the ability to get out at lunchtime make it a great place to work. Given that I regularly work in our overseas offices, knowing that there is an on-site FM and security team gives me peace of mind that the office will always be safe and secure, even if I am not around”.



LAKESIDE
NORTH HARBOUR

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