



## Unit 3 The Belfry, The Links

4400 Parkway  
Solent Business Park, Whiteley, Fareham,  
Hampshire, PO15 7FJ

**FOR SALE / TO LET**  
184 sq.m (1,983 sq.ft)



**HELLIER  
LANGSTON**

[www.hlp.co.uk](http://www.hlp.co.uk)

01329 220111    [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

# Title

## Description

Unit 3 is a mid-terraced two storey office constructed with full height glazed curtain walling and an impressive entrance creating maximum profile and providing good natural light.

- Open plan office accommodation
- Ground and first floor WCs
- Gas fired central heating
- Full access raised floor
- Suspended ceilings with Cat II lighting
- 8 allocated spaces (one in tandem)

## Price

Offers in the region of £375,000 for the freehold subject to contract.

## Lease

Alternatively available on a new full repairing and insuring lease for a term to be agreed at £30,000 per annum exclusive.

## Rateable Value

Offices and premises £43,750

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

## EPC Rating

C-65

## Accommodation

The property has been measured and has the following Net Internal Area:

Unit 3	Sq. m	Sq. ft
Area	184	1,983

## VAT

All prices are exclusive of VAT. It is understood the property is elected for VAT.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Service Charge

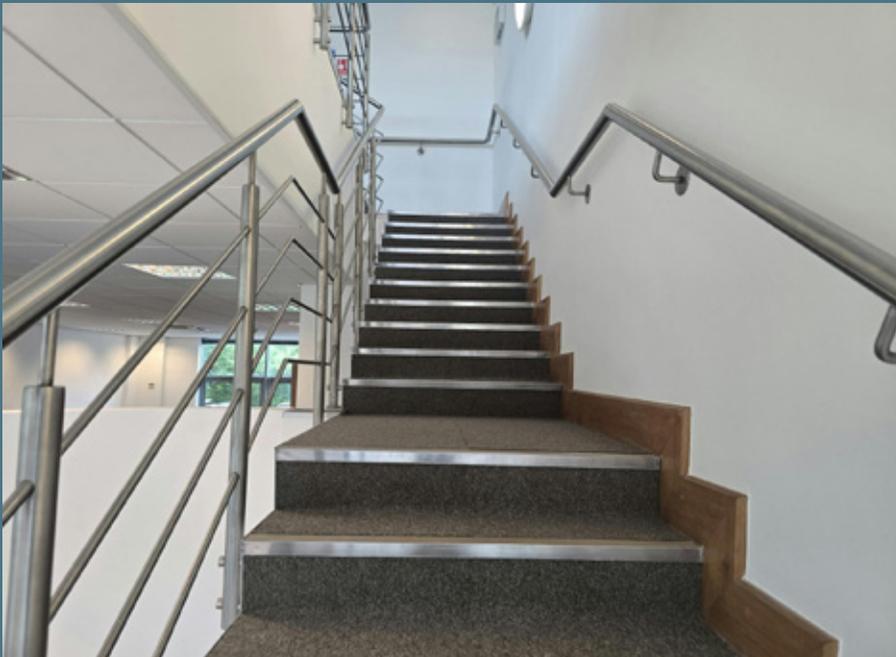
A service charge is payable for the maintenance of the communal areas of the estate and for the maintenance of the parts of the building held in common.

## Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## AML

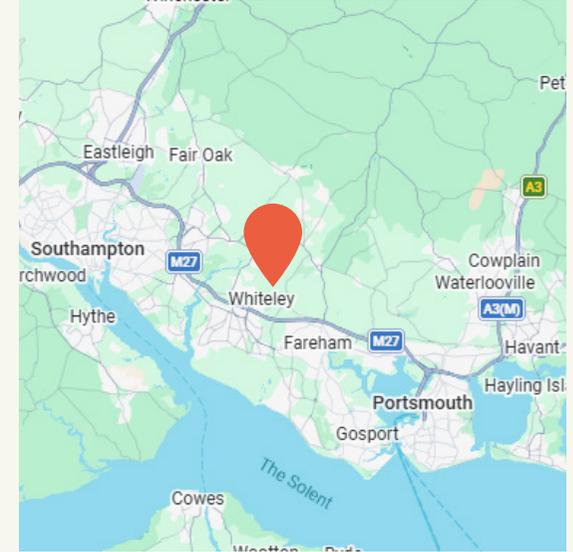
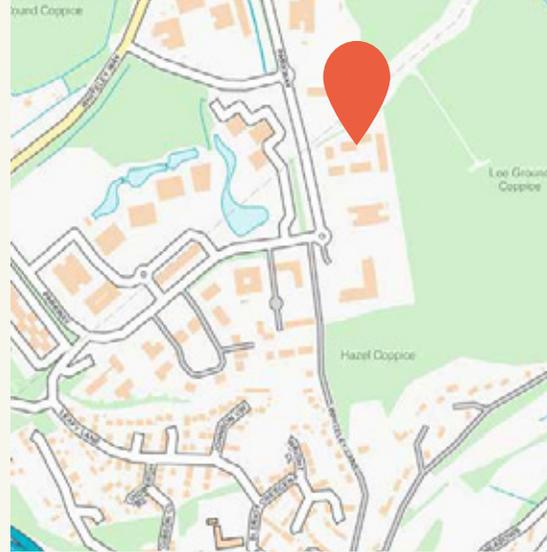
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



# Location

The Links is an office development on the established Solent Business Park.

The development is situated midway between Southampton and Portsmouth providing excellent access to the motorway network and Southampton International Airport, which is approximately 12 miles distant.



# HELLIER LANGSTON

[www.hlp.co.uk](http://www.hlp.co.uk)

01329 220 111    [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

Disclaimer: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.



## Get intouch

Direct your viewing request and enquiries to:-



**Andy Hellier**  
07930 661782  
[ah@hlp.co.uk](mailto:ah@hlp.co.uk)



Strictly by appointment with sole agents Hellier Langston.