

Last remaining floor



# 1500 Parkway

Solent Business Park, Whiteley, Fareham PO15 7AF

**TO LET**

3,423 sq.ft. (317.56 sq. m.)



**HELLIER  
LANGSTON**

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

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# Refurbished business park offices

## Description

1400 Parkway comprises a modern detached, three storey, purpose-built office building with brick and render elevations under a pitched slate roof. The building has undergone a comprehensive refurbishment to provide Grade A space with excellent ESG credentials and minimise service charge costs.

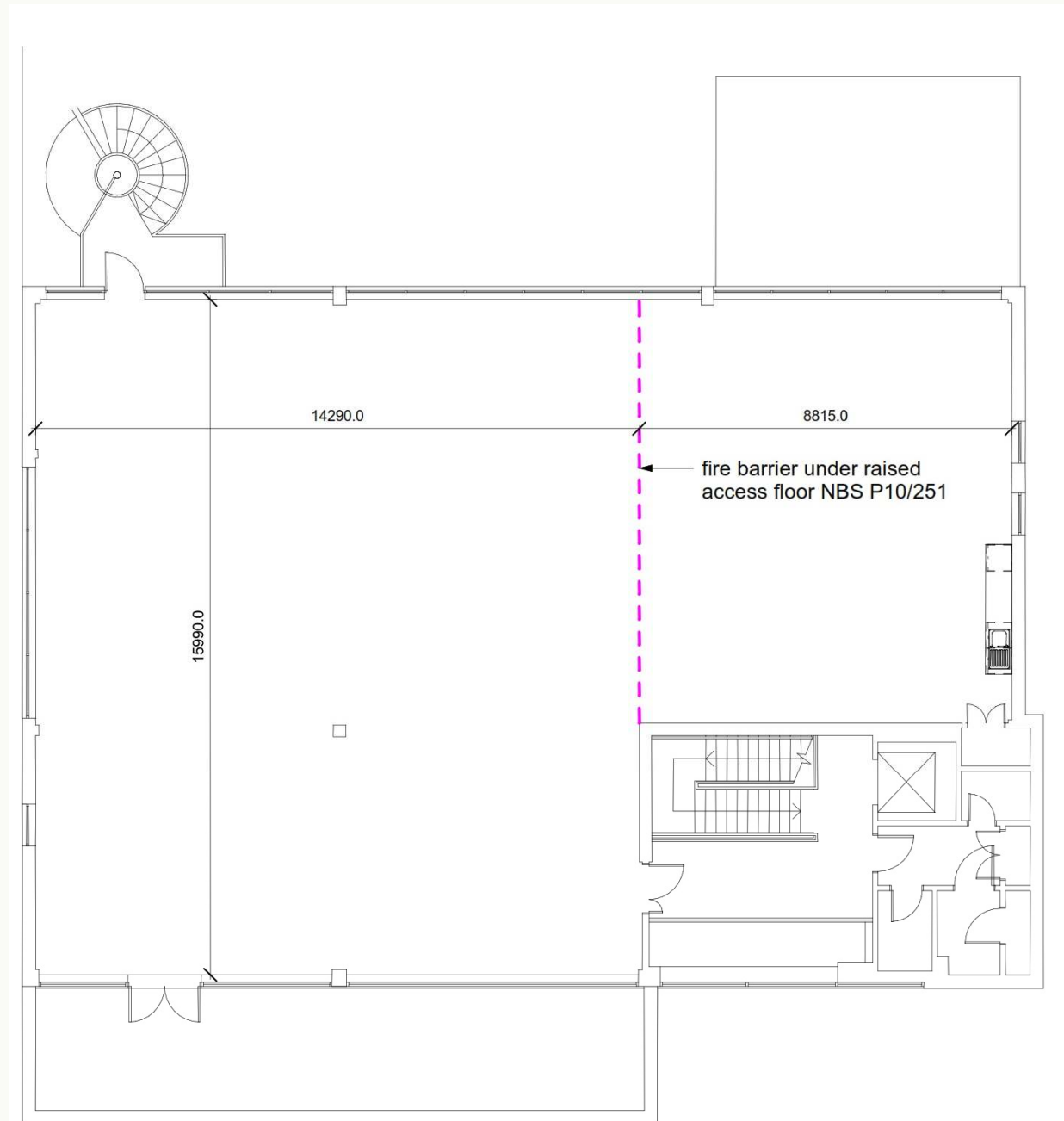
## Specification

- Fully raised access floors
- Double glazed windows
- PIR operated LED lighting
- Car parking ration of 1:197 sq ft
- Landscaped grounds
- New VRF air conditioning system
- Heat recovery ventilation with inverter technology (temperature exchange efficiency 75%).
- Kitchen facilities
- Secure cycle storage
- EPC B-26
- Demised accessible WC facilities
- Dedicated mailboxes for each floor
- EV charging points
- Low service charge of £3.90 sq ft
- Private balcony



# Refurbished business park offices

Floor plan





# Refurbished business park offices

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to NIA as follows:

|              | Sq. m. | Sq. ft. |
|--------------|--------|---------|
| Second Floor | 317.56 | 3,423   |

## Business Rates

Prior to removal from the Rating List for refurbishment, the premises are assessed as a whole as offices and Premises with a 2023 Rateable Value of £153,000.

## Service Charge

A service charge will be levied, further detail upon application.

## EPC

B-26

## Terms

The suite is available by way of new effectively Full Repairing lease for a term to be agreed.

## Rent

£23.50 sq ft

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

## 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.

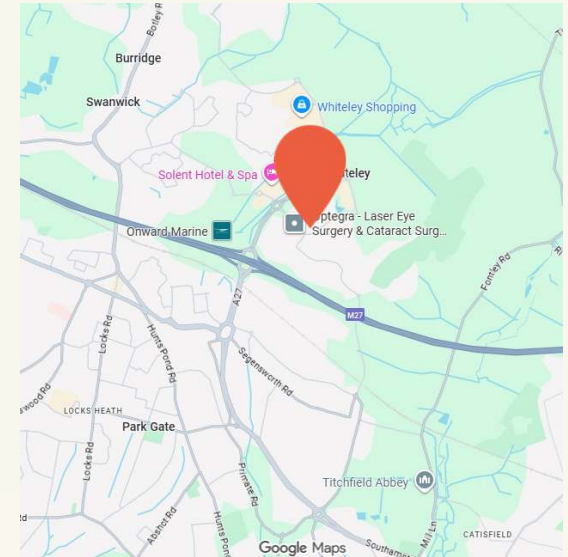
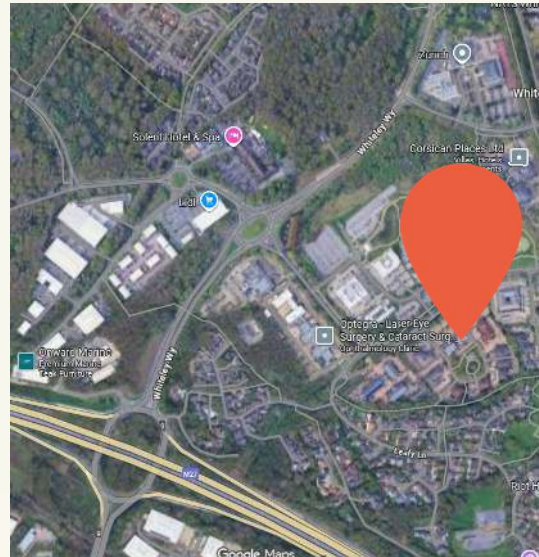
## Code for Leasing Business Premises

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.

## Location

Solent Business Park is the South Coast's premier business park. It is located equidistant between Southampton and Portsmouth just off Jct 9 of the M27. 1400 Parkway is prominently positioned in the Solent Village section of Solent Business Park, fronting Parkway.

Solent Business Park is accessed directly from Junction 9 of the M27 motorway which runs from Southampton to the west and Havant to the east.



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## Contact us

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Strictly by appointment with sole agents Hellier Langston