



## First Floor, 5 Victory Park

Solent Business Park, Solent Way, Whiteley,  
Hampshire PO15 7FN

**TO LET**

123.10 sq. m. (1,325 sq. ft.)



**HELLIER  
LANGSTON**

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

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

# First floor open plan offices

## Description

Unit 5 is a high quality semi-detached office building located on Victory Park in Solent Business Park. The available office accommodation is on the first floor accessible by either by staircase or lift which are located in the communal entrance lobby.

The office is open plan It is equipped with suspended ceilings and suspended air conditioning units, a mixture of LED and category 2 lighting, painted walls, and carpeted flooring throughout. There is a kitchenette incorporating a worktop, wall mounted cupboards, and integrated fridge and dishwasher.

The first floor office has 5 x allocated parking spaces. In addition, there is roadside parking available along Solent Way.

## Rent

£23,850 per annum exclusive of rates, VAT & all other outgoings.

## Tenure

Available on a new full repairing and insuring lease for a term to be agreed from May 2026.

## Rateable Value

Offices and Premises £20,750 from April 2026.

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

## EPC

Rating - C68

## Accommodation

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

Accommodation	sq. m.	sq. ft.
First Floor	123.10	1,325

## VAT

All prices quoted are exclusive of VAT.

## 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.

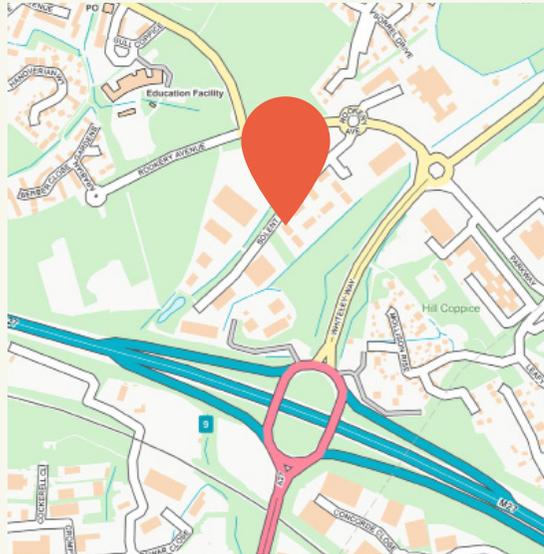
## AML

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

Fulcrum 2 is located on Solent Business Park which is situated off Junction 9 of the M27. Victory Park is a modern development comprising 14 high quality two storey office buildings in a woodland setting.



# 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.



## Contact us

Direct your viewing request and enquiries to:-



**Patrick Mattison**  
07926 581464  
[patrick@hlp.co.uk](mailto:patrick@hlp.co.uk)



**Tierney Brain**  
07562 980266  
[tierney@hlp.co.uk](mailto:tierney@hlp.co.uk)



Strictly by appointment with sole agents Hellier Langston.