



5 Turnberry House

4400 Parkway, Whiteley, Hampshire
PO15 7FJ

FOR SALE/ TO LET

2,076 sq ft (193 sq m) – 4,283 sq ft (398 sq m)



**HELLIER
LANGSTON**

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Modern Business park Offices – For Sale or To Let

Description

The available premises comprise a modern self-contained office block split over two floors. The building benefits from raised access floors, air conditioning, LED lighting and floor to ceiling windows. There is a kitchenette on the ground floor and dedicated server room on the first floor.

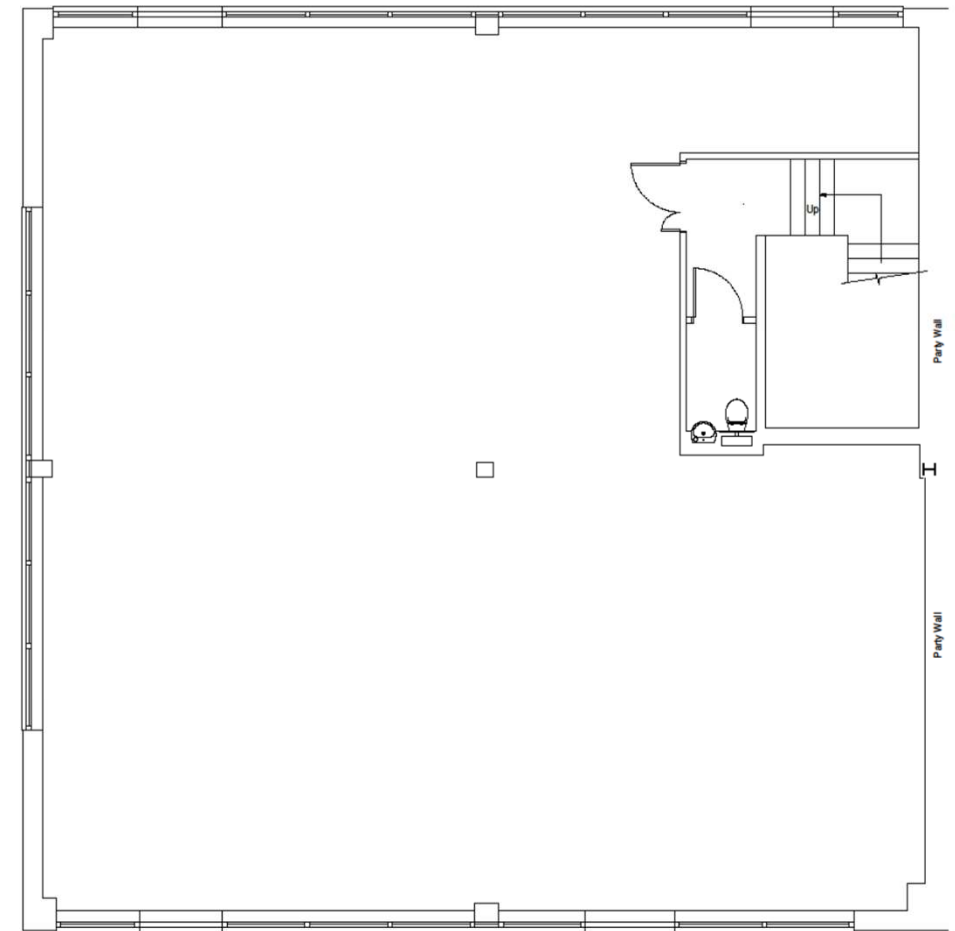
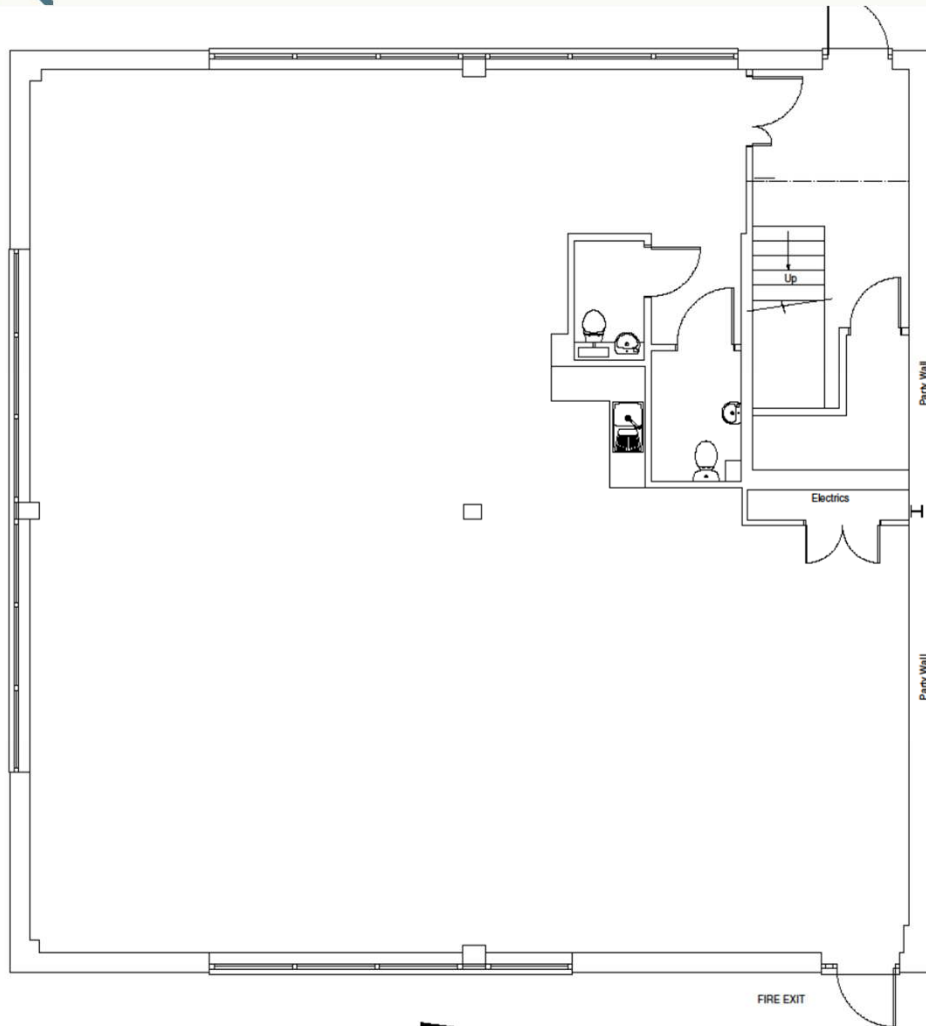
Key features

- Open Plan Offices Over Two Floors
- Air Conditioning & Raised Access Floors
- Ground & First Floor WC's
- 16 Car Parking Spaces
- Adjacent to J9 of the M27
- Floor to Ceiling Windows
- LED Lighting
- Kitchenette



Modern Business park Offices – For Sale or To Let

Floor plan



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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.
Ground floor	193	2,076
First Floor	205	2,207
Total	398	4,283

Business Rates

The premises are currently assessed as Offices and Premises with a 2026 Rateable Value of £86,500
(Source: tax.service.gov.uk)

Service Charge

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

EPC

C-60

Terms

The premises is available to let either as a whole, or on a floor by floor basis

Rent

£15.00 sq ft.

Freehold

The premises are also available to purchase freehold

Price on application

VAT

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

AML

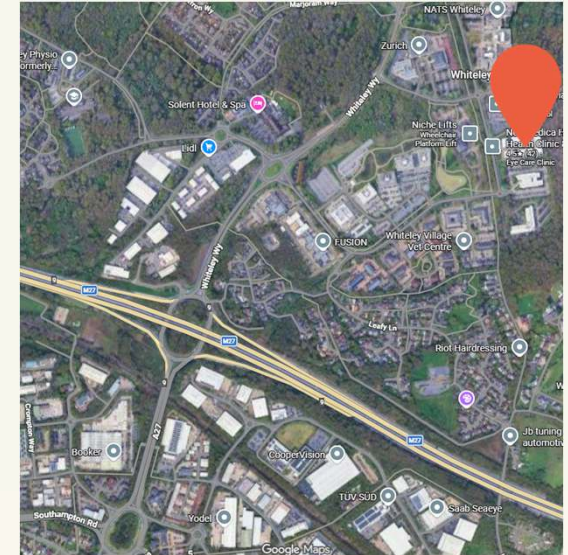
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

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

5 Turnberry House is located on 'The Links' development which forms part of Solent Business Park, the premier business park on the M27, located half way between Southampton and Portsmouth.



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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

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Strictly by appointment with the joint sole agents Hellier Langston and LSH