



Birch House Parkland Business Park

Forest Road, Denmead, Waterlooville
PO7 6XP

TO LET

428.39 sq.m (4,611 sq.ft)



**HELLIER
LANGSTON**

www.hlp.co.uk

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Detached First Floor Office

Description

The unit is located in a detached, multi-tenancy office building with brickwork elevations. The available first floor office space is open-plan, arranged in an 'L' shape, and benefits from lift access.

The unit includes a modern navy kitchen with wall-mounted cupboards and an island, a suspended ceiling with inset LED lighting, heating and cooling system, carpeted flooring, and perimeter trunking providing power and data. The layout further incorporates one large office, three individual offices, and two meeting rooms.

Parking

28 Parking Spaces.

Rent

Available by way of a new Full Repairing & Insuring lease at an initial rent of £79,000 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Service Charge

The service charge is £15,530.27 per annum.

Rateable Value

Offices & Premises £67,500 (from 1 April 2026).

Source: <https://www.tax.service.gov.uk/business-rates-find/search>

First Floor



Detached First Floor Office

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 | 428.39 | 4,611 |

Utilities

Utilities are charged separately and split pro-rata.

Planning

All parties are to rely on their own enquiries of the Local Authority.

EPC

Rating B43

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves. It is understood the property is elected for 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.



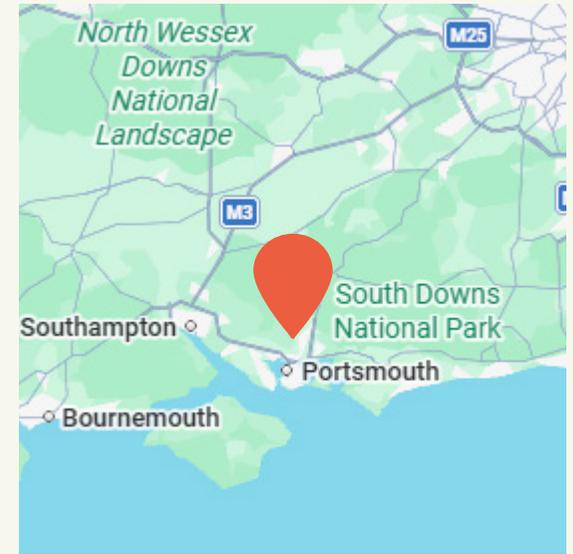
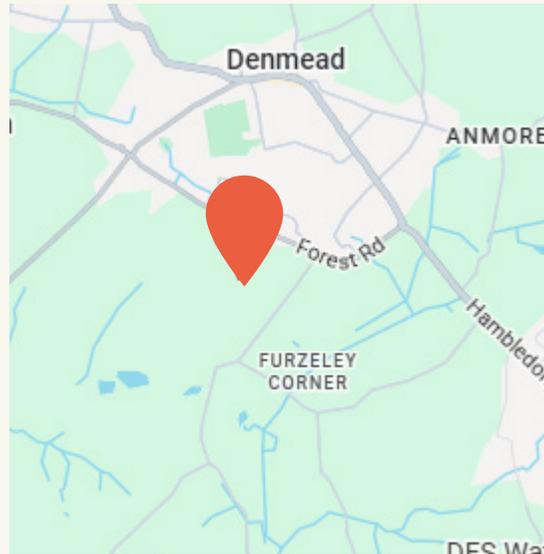
Detached Offices



Location

Parklands Business Park is located approximately 4 miles West of the A3 (M) (J3) and 6 miles North of the M27 (J11) at Fareham and 8 miles North of Portsmouth.

Parklands is a mature wooded business park totalling approximately 17 acres and adjoining Forestry Commission woodland.



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Strictly by appointment with sole agents Hellier Langston.