
TO LET

**St Andrews House, 4400 Parkway
Whiteley P015 7FJ**

DETACHED OFFICE BUILDING

**4,492 - 9,000 Sq Ft
(417 - 836 Sq M)**

St Andrews House, 4400 Parkway, Whiteley PO15 7FJ

DESCRIPTION

St Andrews House is a high quality two storey detached office constructed in 2003. The building is split over 2 floors with 40 car parking spaces and is designed around a central service core. It provides a generous ground floor reception with stairs and lift to the first floor. This property has the opportunity to be let as a whole, or on a floor by floor basis. Both floors benefit from a reception area and male and female WCs.

- ✓ Flexible open plan office space over 2 floors
- ✓ Attractive office estate
- ✓ Air conditioning system
- ✓ Raised access floors
- ✓ 40 allocated parking spaces



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor	4,508	419
First floor	4,492	417
Total	9,000	836

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

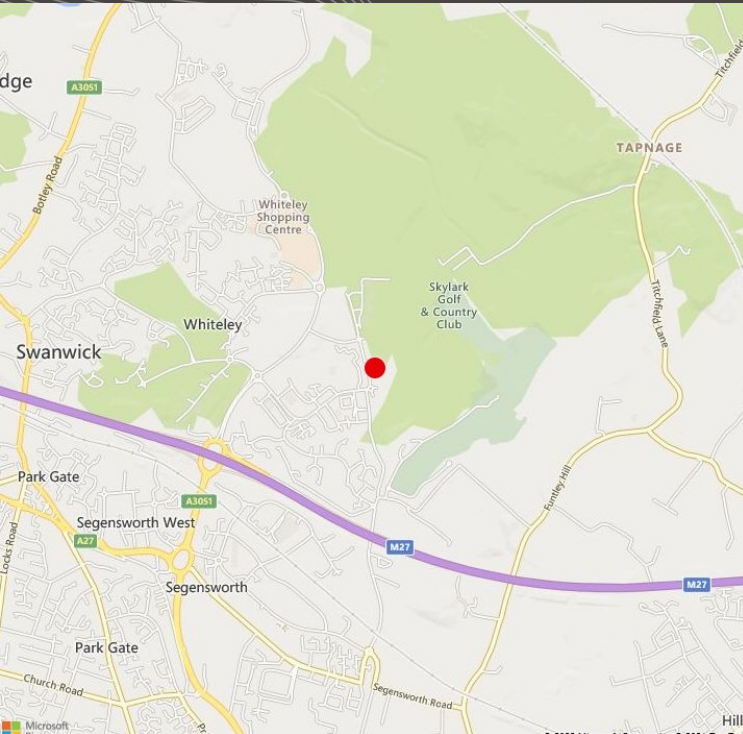
TERMS

Available on new full repairing and insuring lease terms, either for the whole building or on a floor by floor basis.

EPC

EPC Rating: C (57)





LOCATION

St Andrews House is located on the prestigious Links office campus, set within the highly established and successful Solent Business Park. The position offers first class links to the motorway network via J9 of the M27, within easy reach of the M3 and A3(M). Local rail services are provided from Swanwick linking to the national rail network at Southampton Airport Parkway.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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