



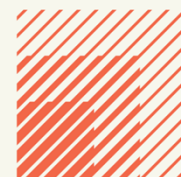
1400 Parkway

Solent Business Park, Whiteley, Fareham PO15 7AF

TO LET

3,423 sq.ft. to 11,516 sq. ft.

(318 sq. m. to 1,069.73 sq. m.)



**HELLIER
LANGSTON**

www.hlp.co.uk

02382 022111 southampton@hlp.co.uk

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.

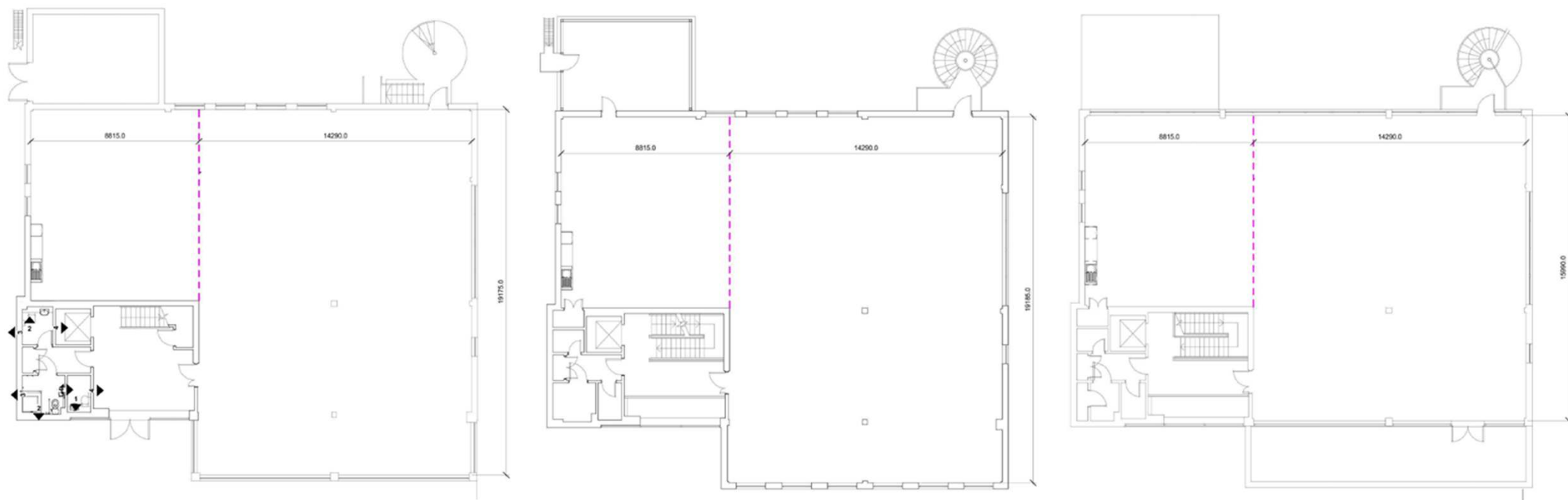
Specification

- 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 on second floor



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.
Ground floor reception	25.73	277
Ground Floor	363	3,906
First Floor	363	3,906
Second Floor	318	3,423
Second Floor	1,069.73	11,516

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.

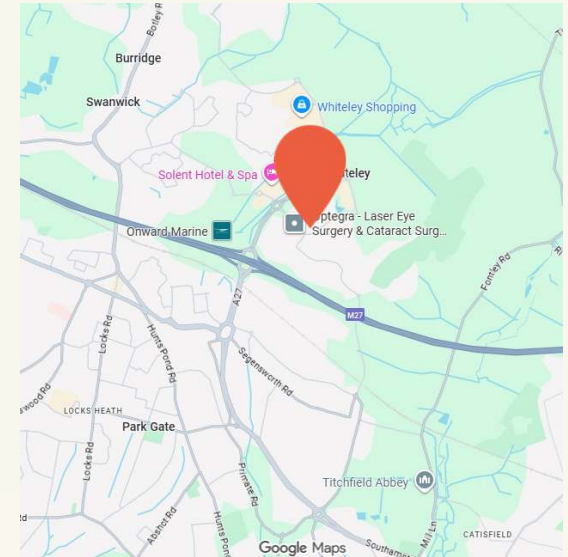
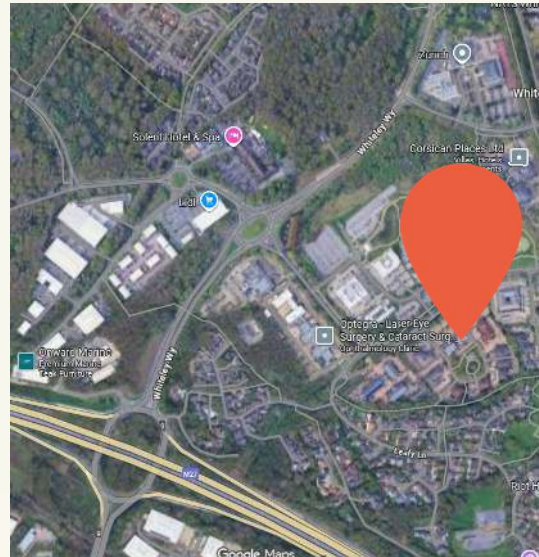
Code for Leasing Business Premises

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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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 requests and enquiries to:



Jason Webb
07989 959064
jason@hlp.co.uk



Matthew Poppett
07971 824525
matt@hlp.co.uk



Strictly by appointment with sole agents Hellier Langston