



**SOLENT CENTRE**

SOLENT BUSINESS PARK

**TRANSFORMED  
LAKESIDE  
OFFICES  
IN A VIBRANT  
BUSINESS  
ENVIRONMENT**

SOLENT  
BUSINESS  
PARK  
PO15 7AW

-  
3X  
INDIVIDUAL  
MIXED-USE  
BUILDINGS

-  
OFFICES  
FROM  
1,654 TO  
8,246 SQ FT



WELCOME

**3 INDIVIDUAL  
BUILDINGS  
SET WITHIN  
LANDSCAPED  
GROUNDS,  
OFFERING A  
VIBRANT MIX  
OF SPACE  
IDEAL FOR  
THE MODERN  
BUSINESS.**







- + Accessible Location
- + Established Business Park
- + Excellent on-site amenities
- + Car parking ratio of: 1:200 sq ft

The Solent Centre is a newly refurbished, mixed use scheme with ground floor retail facilities and modern, open plan office accommodation on first and second floors.





THE SITE

# SOLENT BUSINESS PARK IS REGARDED AS THE PREMIER BUSINESS PARK WITHIN THE M27 CORRIDOR



The three buildings of The Solent Centre are set in mature landscaped grounds, with on-site amenities including cafes, providing both dine-in and takeaway options, a dental practice and a hairdressers.

Being adjacent to junction 9 of the M27, ideally situated approximately 10 miles to the east of Southampton and 12 miles to the west of Portsmouth.







NAV: PO15 7AW







ACCOMMODATION

# NEWLY REFURBISHED SPACE PROVIDING A RANGE OF ACCOMMODATION FROM 1,654 TO 8,246 SQ FT

## SPECIFICATION:

- + Newly refurbished receptions
- + Newly refurbished WCs
- + Newly refurbished core areas
- + Excellent parking ratio 1:200 sq ft
- + Full access raised floors
- + Central heating system
- + Suspended ceilings
- + Recessed lighting
- + Comfort cooling





## LOCATION

### IDEALLY SITUATED ADJACENT TO J9 OF M27

Adjacent to junction 9 of the M27, Solent Centre is ideally situated approximately 10 miles to the east of Southampton and 12 miles to the west of Portsmouth.

Both cities have a fantastic choice of places to eat and shop as well as many cultural activities: theatres, cinemas and art galleries. The beautiful New Forest, sailing on the Solent and beaches of the South Coast are also close by.

The Whiteley Shopping Centre is only circa 10 minutes walk away, and offers a variety of high quality retail outlets and a Tesco superstore, as well as a new Cineworld cinema and Rock Up - The ultimate indoor climbing adventure.

### CONNECTIONS:

Superb links to the M3 mean Southampton International Airport and Southampton Parkway Railway Station are within easy reach.

#### Distance by road to: (approximate)

|                        |          |          |
|------------------------|----------|----------|
| Southampton            | 9 miles  | (15 km)  |
| Southampton Airport    | 10 miles | (16 km)  |
| Swanwick train station | 1 mile   | (1.6 km) |
| Portsmouth             | 12 miles | (19 km)  |
| London                 | 85 miles | (137 km) |

#### Time by rail to: (from Swanwick train st)

|                     |         |
|---------------------|---------|
| Southampton         | 17 mins |
| Portsmouth          | 31 mins |
| Southampton Airport | 36 mins |
| London Waterloo     | 69 mins |





**SOLENTCENTRE.CO.UK**

**TERMS**

Further details on request.

**ENERGY PERFORMANCE CERTIFICATE**

EPCs for the three buildings are available upon request.

**VIEWING**

For further information and to arrange a viewing, please contact the sole agents through whom all negotiations must be conducted:

**Jason Webb**

[jason@hlp.co.uk](mailto:jason@hlp.co.uk)



**Misrepresentation Act 1985**

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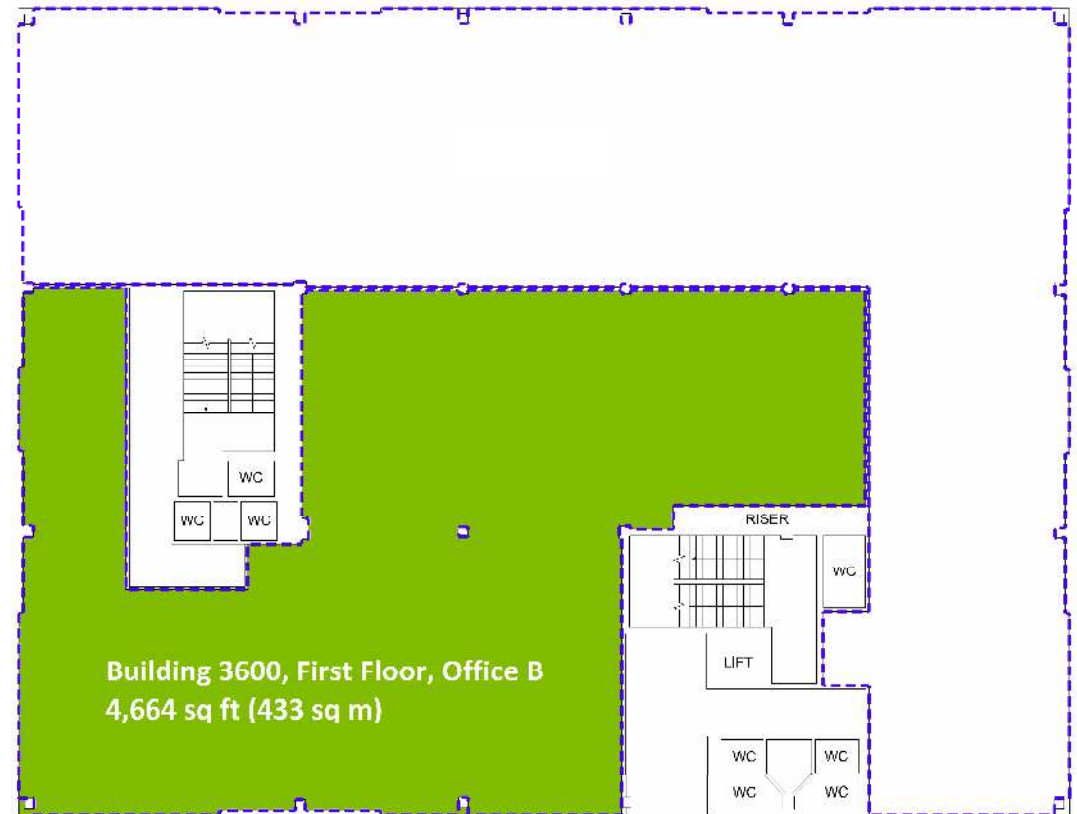


**SOLENT CENTRE**  
SOLENT BUSINESS PARK

## BUILDING FLOOR

## 3600 1st FLOOR Office B

|                         |                        |
|-------------------------|------------------------|
| Size                    | 4,664 sq ft (433 sq m) |
| Car parking spaces      | 23                     |
| Rent                    | £74,624 pa             |
| Rent (sq ft)            | £16.00                 |
| Rateable Value          | £60,500                |
| Rates Payable 2023/24   | £30,976                |
| 2023 Service Charge     | £41,463                |
| Total Outgoings         | £147,063               |
| Total Outgoings (sq ft) | £31.53                 |



**Building 3600, First Floor, Office B**  
**4,664 sq ft (433 sq m)**