



**ONE TURNBERRY HOUSE, THE LINKS, 4400 PARKWAY,
FAREHAM, PO15 7FJ**

OFFICE TO LET / FOR SALE
3,741 SQ FT (347.55 SQ M)



Summary

FULLY REFURBISHED OPEN PLAN OFFICE SPACE

Available Size	3,741 sq ft
Rent	Rent on application
Price	£685,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (25)

- Totally refurbished without compromise – including replacement air con and M&E.
- EPC A
- 13 allocated parking spaces inc. 2 EV chargers
- Raised access flooring, LED lighting
- Flexible open plan office space with fantastic natural light
- Well located estate



Location



One Turnberry House The Links, 4400 Parkway, Fareham, PO15 7FJ

Turnberry 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.





Further Details

Description

Turnberry House is a high quality, two storey, end terrace, purpose built office building constructed in 2005. It has a striking front elevation with feature curtain walling, brise soleil and an entrance canopy. The interior provides a ground floor reception with stairs leading to the first floor. The building has WC's on both the ground and first floor.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,854	172.24
1st - Office	1,887	175.31
Total	3,741	347.55

Viewings

Strictly by prior appointment via the sole agents.

Terms

To let on a new FRI lease for a term to be negotiated.

Alternatively, the building can be purchased with an asking price of £685,000 subject to contract.

Anti Money Laundering

In accordance with regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification may be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



Russell Mogridge

rmogridge@vailwilliams.com

07815 737175

02392203200



Alice Masterman

amasterman@vailwilliams.com

07393 235709



**Vail
Williams**

[View on our website](#)