



Pineberry

1570 PARKWAY

FOR SALE OR TO LET

SOLENT BUSINESS PARK

Parkway, Whiteley, Fareham, Hampshire, PO15 7AA





Pineberry

OFFICE 2,437 TO 5,091 SQ FT

Solent Business Park is the South Coast's premier business park located equidistant between Southampton and Portsmouth, 10 miles to the north west and south east respectively. The Park is adjacent to Junction 9 of the M27 motorway which connects to the A3(M) and A27 to the east and the M3 to the west providing excellent road communications across the South Coast and the national motorway network.

Solent Business Park is served by three railway stations, Swanwick, Southampton Airport Parkway and Fareham, located within 10 miles of the Park providing direct links to Central London and key South Coast towns.

Whiteley Shopping Centre is easily accessible from Solent Business Park within 10 minutes' walk and two minutes' drive. The scheme has recently been comprehensively redeveloped and provides 340,000 sq ft of retail and leisure amenities. The shopping centre is anchored by a Tesco superstore with other occupiers including Marks & Spencer, H&M, Next, Boots, Wagamama, Prezzo and Cineworld.

Solent Business Park provides 1.4 million sq ft of accommodation across a site of over 130 acres and is currently home to over 60 companies employing in excess of 5,000 people. Major occupiers include National Air Traffic Services (NATS), Zurich, ITV, HSBC, Specsavers and Northrop Grumman.



DESCRIPTION

Pineberry is a modern detached two storey building. The property is accessed via a generous reception lobby. The ground and first floor offices are of open plan configuration and benefit from the specification listed.

SPECIFICATION

- ◇ New comfort heating/cooling system
- ◇ Double glazing
- ◇ Full access raised floors
- ◇ Suspended ceilings
- ◇ LED lighting
- ◇ Male and female WCs facilities
- ◇ 28 allocated car parking spaces

AVAILABILITY

| Floor | sq ft | sq m |
|--------------|--------------|---------------|
| Ground Floor | 2,437 | 226.40 |
| First Floor | 2,654 | 246.56 |
| Total | 5,091 | 472.96 |

ENERGY PERFORMANCE

This property has been graded as **65 (C)**.

RENT

£15 per sq ft exclusive of VAT and utilities.

PRICE

£185 per sq ft.

BUSINESS RATES

Rateable Value **£54,500**.

SERVICE CHARGE

There is an estate charge payable by the building for the upkeep of the business park.





HIGHLIGHTS

- ◇ Freehold available
- ◇ Excellent car parking ratio, 1:182 sq ft
- ◇ Refurbished accommodation
- ◇ May suit alternative uses subject to planning
- ◇ Self contained detached office
- ◇ Established office location
- ◇ Great accessibility and amenities

TERMS

The premises are available either as a whole, or on a floor by floor basis by way of a new Full Repairing and Insuring lease(s), for a term to be agreed. Alternatively the property is available on a freehold basis.

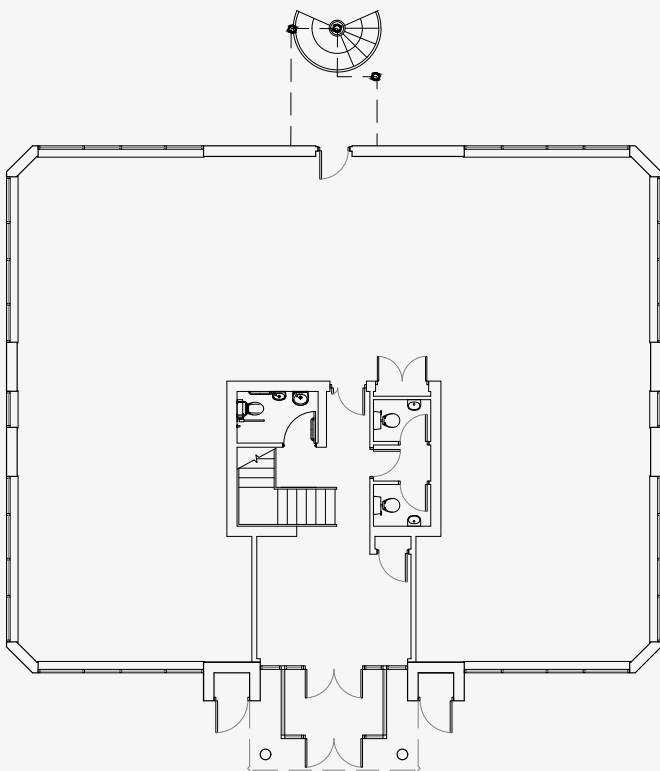
VIEWING

Strictly by appointment by the Joint Sole Agents JLL and Vail Williams.

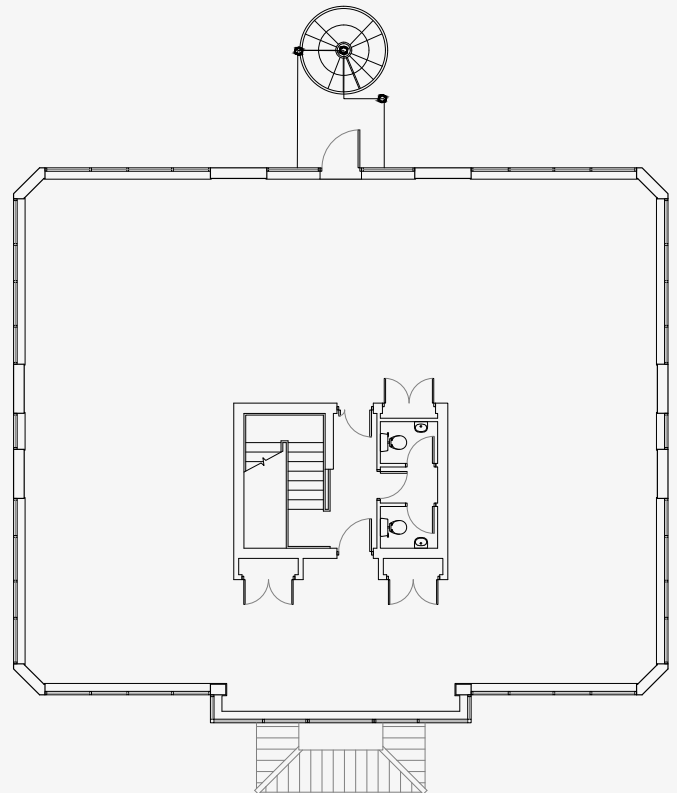
FURTHER INFORMATION

If you are interested and would like more information please get in touch.

FLOOR PLANS



Ground floor



First floor



JOINT AGENTS

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