

# 1550 PARKWAY SOLENT BUSINESS PARK WHITELEY FAREHAM HAMPSHIRE PO15 7AA



## PRESTIGIOUS MODERN OFFICE BUILDING TO LET



### KEY FEATURES

- 102 parking spaces
- Cycle/shower facilities
- New air conditioning system  
(subject to tenant requirements)

516 to 1,684 sq m (5,557 to 18,123 sq ft) Net Internal Area

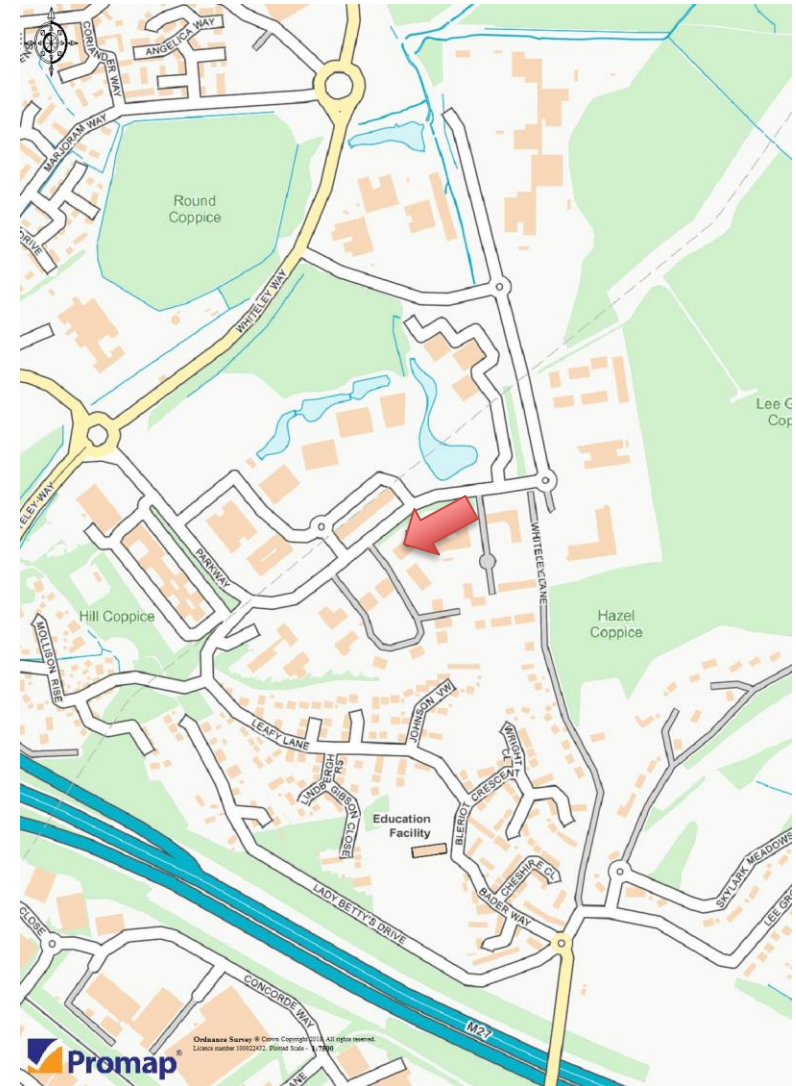
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## LOCATION

Solent Business Park (SBP) is a major employment hub located on the M27 corridor. Southampton is situated 8 miles to the west, whilst Portsmouth is situated 12 miles to the east. SBP is accessible from J9 of the M27, with two further access routes into/out of the business park.

There are mainline railway stations along the M27 at Southampton Airport Parkway, Portsmouth and Havant. Swanwick provides connecting services and is approximately 1 mile to the south. Bus services also link SBP to the surrounding area. Whiteley Retail Park is adjacent to SBP providing amenities including Tesco, M&S, Boots and WH Smith. There are numerous restaurants including Prezzo, Wagamama and Yo! Sushi along with coffee shops such as Starbucks, Café Nero and Costa.



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## DESCRIPTION

The property comprises a three storey office building prominently fronting The Parkway, the main perimeter road of the business park. The building benefits from a high specification including perimeter heating system, openable windows and a new air conditioning system (subject to tenant requirements), full access raised floors and suspended ceilings with recessed lighting.

Externally the property is of red brick construction with pitched tiled roof and aluminium powder coated double glazed windows. The building benefits from 102 car parking spaces located adjacent to the building, providing a car parking ratio of 1:210 sq ft. In total the site area extends to 1.37 acres.

## ACCOMMODATION

The accommodation provides the following approximate net internal areas:

	sq ft	sq m
Ground Floor – Reception	372	35
Ground Floor – Offices	5,557	516
First Floor	5,997	557
Second Floor	6,197	576
<b>Total</b>	<b>18,123</b>	<b>1,684</b>

## TERMS

The property is available on a leasehold basis, either as a whole or on a floor by floor basis.

## RENT

On application.

## VAT

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

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

## BUSINESS RATES

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the property has a rateable value of £179,000. However, we would advise an interested party to confirm the accuracy of this information.

## EPC

E106

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## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## VIEWING

Strictly by appointment through the joint sole agents.

## CONTACT

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### Joint agent:

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**SUBJECT TO CONTRACT**  
**September 2018**

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