

To Let/For Sale

Office Premises

First Floor Office To Let / Entire Office Building For Sale

4 Belfry House, 4400 Parkway, Solent Business Park, Fareham PO15 7FJ



- 1,266 – 2,341 Sq Ft (117.62 – 217.49 Sq M)
- Open plan office space
- Established business park location
- Close proximity to M27

Lambert Smith Hampton

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Location

The Links is a prestigious office campus development on the superbly located Solent Business Park, midway between Southampton and Portsmouth providing fast access to the motorway network with Southampton International Airport just 12 miles away.

Whiteley Shopping Centre is located within easy reach and includes a number of leisure operators, High Street retailers and restaurant including Tesco Superstore with petrol filling station, Cineworld, M&S, Next, Fat Face, H&M, Boots, Starbucks, Pizza Express, Nandos, Five Guys and many more.

Description

Belfry House is a two storey office building which was constructed in 2003. It benefits from open plan office space, first floor WC, gas fired central heating, full access raised floors for voice, data and power network cabling, floor to ceiling glazing and four allocated car spaces.

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- First floor WC
- Gas fired central heating
- Floor to ceiling glazing
- Four allocated car spaces
- Full access raised floors for voice, data and power network cabling

Accommodation

The premises has been measure in accordance with the RICS Code of Measuring Practice (6th Edition) and has the following gross internal floor areas:

Floor	SQ FT	SQ M
Ground floor (LET)	1,075	99.87
First floor	1,266	117.62
TOTAL	2,341	217.49

VAT

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

Legal Costs

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

Business Rates

Rateable value:

Ground Floor - £16,500

First Floor - £18,500

Rating Assessment Source - www.voa.gov.uk

Uniform Business Rate is £0.4910p (2019/2020).

Any intending lessee must satisfy themselves as to the accuracy of this information.

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

£18,990 per annum exclusive of business rates, estate service charge and VAT.

Sale

£445,000 exclusive.

EPC

The Energy Performance Asset Rating is B-46.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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Office



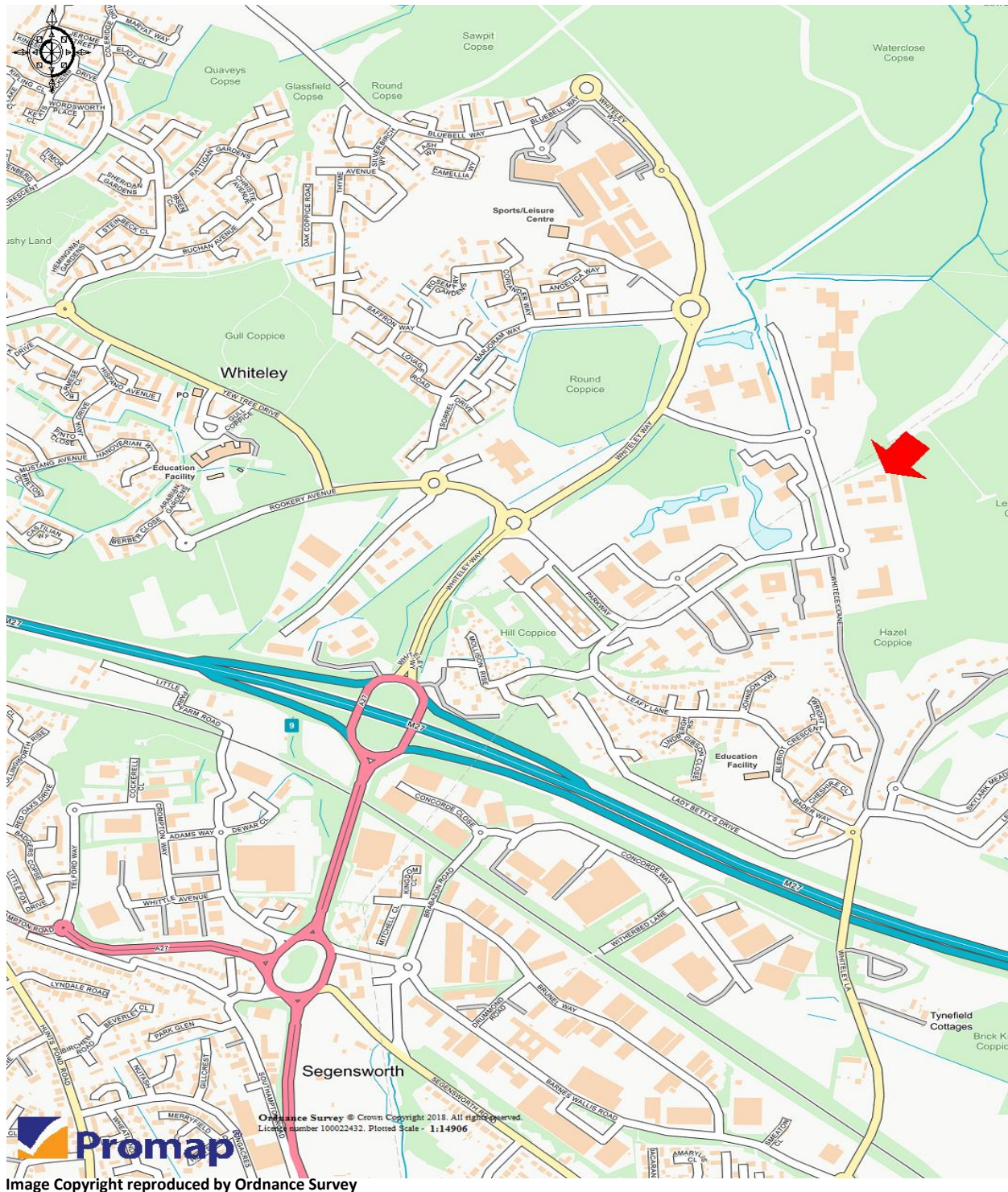
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Location



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February 2020

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