



HELLIER
LANGSTON

Commercial Property Consultants

TO LET

**Comprehensively refurbished, open plan office accommodation
with excellent ESG credentials**

1500 Parkway, Whiteley, Fareham PO15 7AF



KEY FEATURES

317.54 sq m (3,418 sq ft) – 1,068.29 sq m (11,499 sq ft)

Car parking ratio of 1:197 sq ft

Suspended ceilings incorporating recessed PIR operated LED lights

New VRF air conditioning system

EPC B-28

Heat recovery ventilation with inverter technology (temperature exchange efficiency 75%).

450 sq ft roof terrace on the second floor

Passenger lift

Shower facilities and secure cycle storage

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Visit: www.hlp.co.uk

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

1500 Parkway comprises a modern detached, three storey, purpose-built office building with brick and render elevations under a pitched slate roof. The building has undergone a comprehensive refurbishment to provide Grade a space with excellent ESG credentials and minimise service charge costs.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to NIA as follows:

Floor	sq m	sq ft
Ground Floor Reception	25.73	277
Ground Floor Office	362.51	3,902
First Floor Office	362.51	3,902
Second Floor Office	317.56	3,418
Total	1,068.29	11,499

Specification

- EPC B
- Parking ratio 1:197sqft
- Secure indoor cycle storage

Each floor will have:

- Its own separately sub-metered electricity
- Raised access floors giving flexibility for floor underfloor cabling
- Suspended ceilings incorporating modular LED lighting panels with PIR sensor controls
- A newly installed variable rate flow heating and cooling system
- Heat recovery ventilation with inverter technology (temperature exchange efficiency 75%).
- Its own demised WC facilities (ladies, gents & accessible)
- Showers demised for ground & first floor offices
- A dedicated kitchenette area
- Dedicated mail boxes

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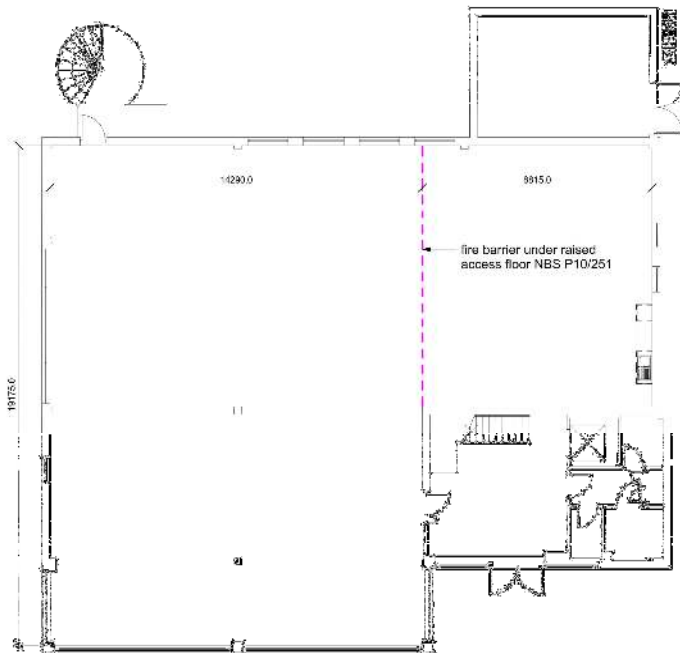


The accommodation is available as a whole, or on a floor by floor basis

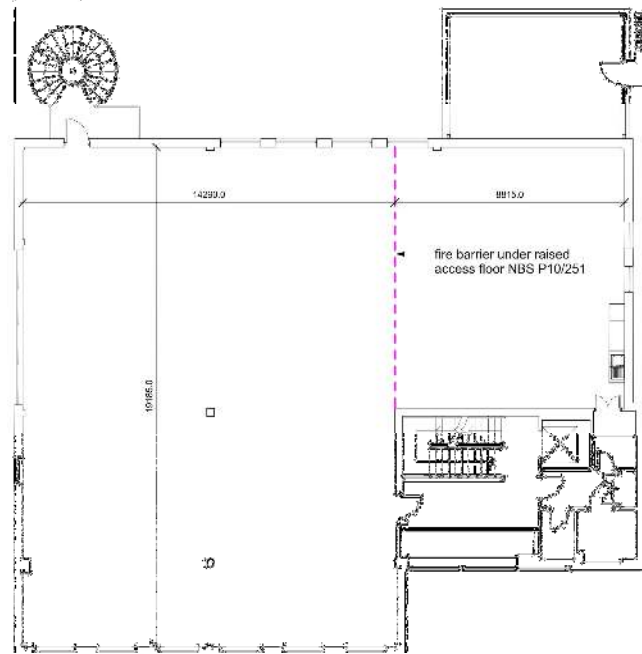
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TO LET

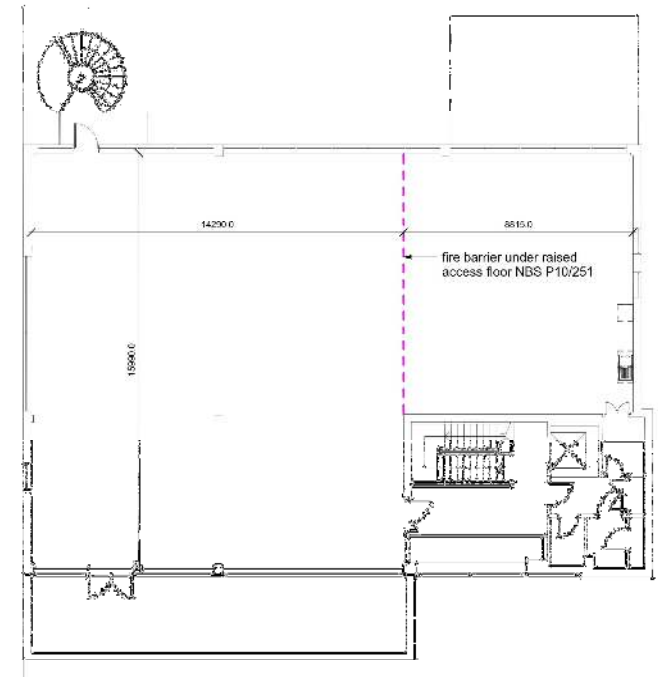
1500 Parkway, Whiteley, Fareham PO15 7AF



1 00 - 1400 GF
1:100



2 01 - 1400 FF
1:100



3 02 - 1400 SF
1:100

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Location

Solent Business Park is the South Coast's premier business park. It is located equidistant between Southampton and Portsmouth just off Jct 9 of the M27. 1500 Parkway is prominently positioned in the Solent Village section of Solent Business Park, fronting Parkway.

Road:

Solent Business Park is accessed directly from Junction 9 of the M27 motorway which runs from Southampton to the west and Havant to the east

Rail:

Three key railway stations (Swanwick, Southampton Airport Parkway & Fareham) are located within 10 miles of the park, providing direct links to Central London and the South Coast

Legal Costs

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

Viewing

Strictly by appointment with the sole agents.

Terms

Units are available by way of new Full Repairing and insuring lease(s) for a term to be agreed.

Rent

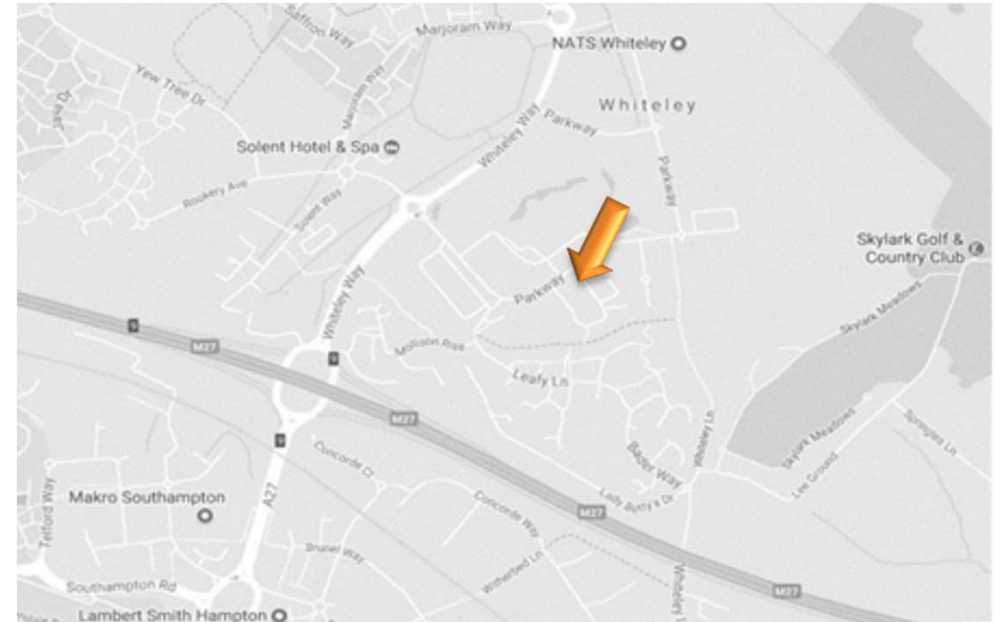
£23.50 sq ft

Rateable Value

The premises are assessed as a whole as offices and Premises with a 2023 Rateable Value of £153,000.

Service Charge

A service charge will be levied to cover the Estate Charge, and maintenance and repair of the common parts and utilities. Details upon application.



Call us on: **02382 022 111** or **01329 220 111** Visit: **www.hlp.co.uk**



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