

**GROUND FLOOR  
NOW LET**



1500 Parkway

Solent Business Park, Whiteley, Fareham PO15 7AF

TO LET | From 3,423 sq ft (318 sq m) to 7,320 sq ft (680 sq m)



HELLIER  
LANGSTON



## Description

1400 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.

## Summary



Fully raised access floors



Double glazed windows



PIR operated LED lighting



Car parking ration of 1:197 sq ft



Landscaped grounds



New VRF air conditioning system



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



Kitchen facilities on all floors



Shower facilities



Secure cycle storage



EPC B-26



Demised accessible WC facilities



Dedicated mailboxes for each floor



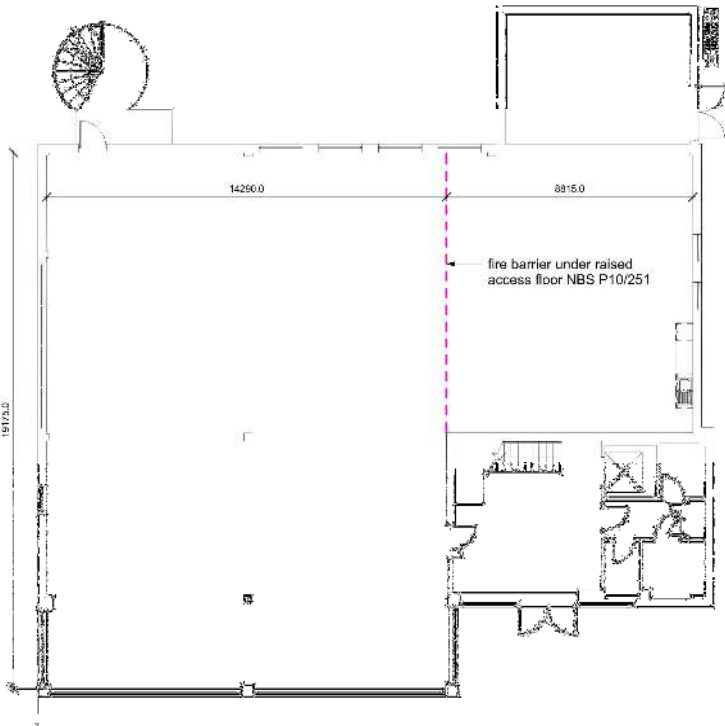
EV charging points



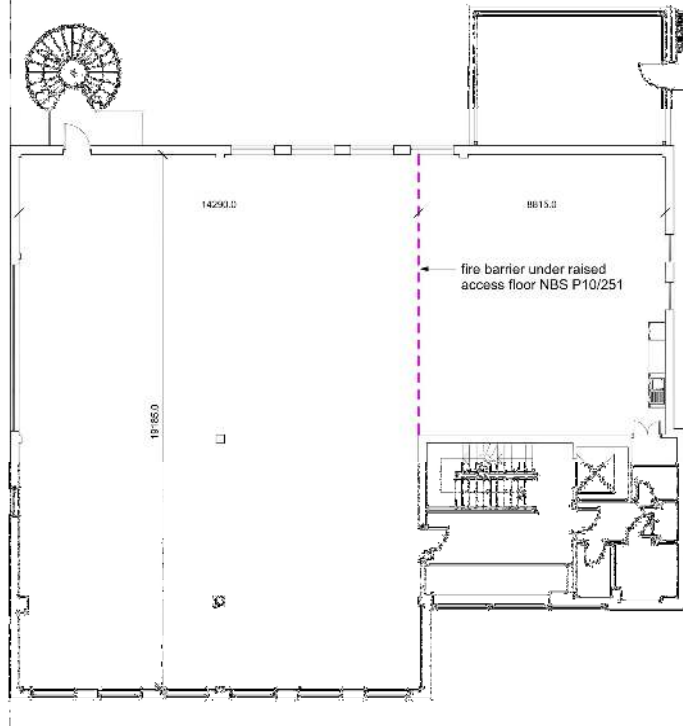
Low service charge of £3.90 sq ft



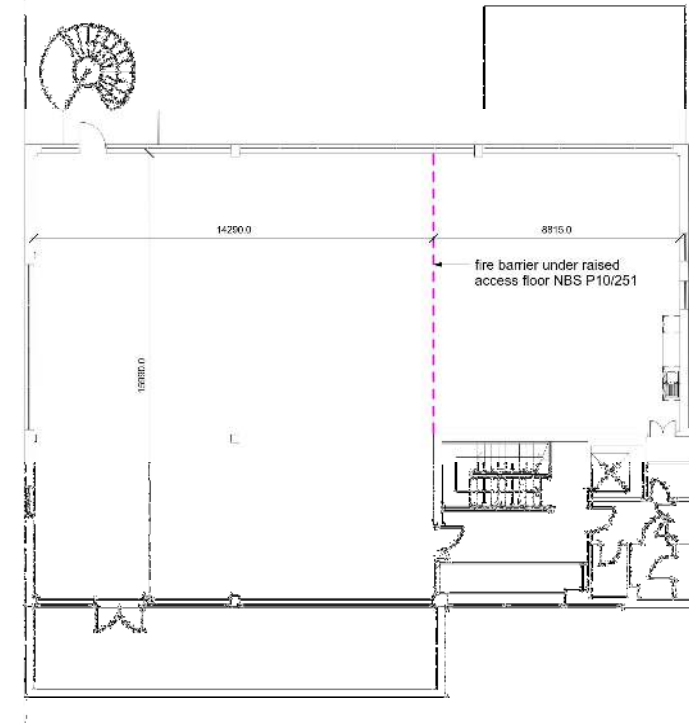
# Floor plans



Ground floor



First floor



Second floor



## Accommodation

The premises have been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Ground Floor Office		LET
First Floor Office	362.51	3,902
Second Floor Office	317.56	3,423
<b>Total</b>	<b>680.07</b>	<b>7,320</b>



## Viewing

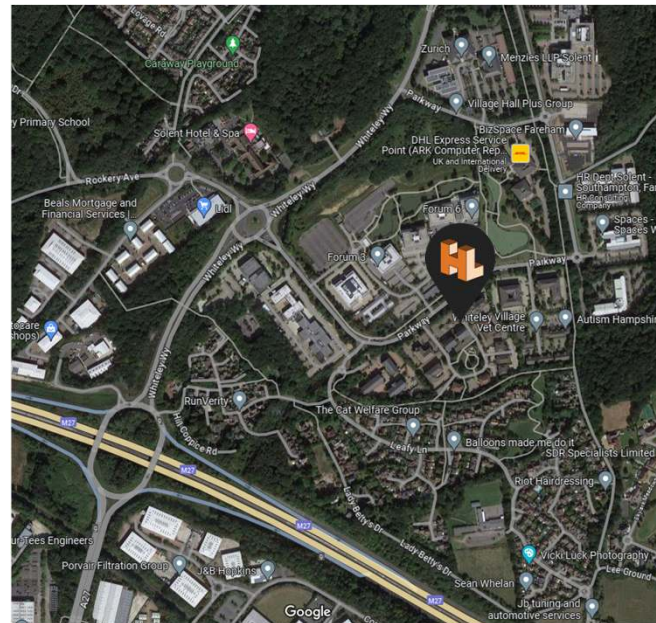
Strictly by appointment with the sole agents.

## 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. 1400 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



## EPC

B-26

## Terms

The premises are available as a whole, or floor by floor on new effectively Full Repairing and Insuring lease(s) for a term to be agreed

## Rent

£23.50 sq ft

## Rateable Value

Prior to removal from the Rating List for refurbishment, 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, currently budgeted at £3.90 sq ft

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will 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.

## VAT

We understand that VAT is payable.

Please scan the QR code to access further information on our website.



Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

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