



LEANDER HOUSE, 4600 PARKWAY, FAREHAM, PO15 7AZ

HI TECH / LAB / OFFICE TO LET
45,311 SQ FT (4,209.53 SQ M)



Summary

Highly sought after detached office headquarters in secure self-contained site.

Available Size	45,311 sq ft
Rent	Rent on application
Rateable Value	£472,500
	Please make your own enquiries to www.VOA.gov.uk regarding Business Rates liabilities, which may change at the point of occupation
Service Charge	N/A
EPC Rating	E (115)

- 5 acre self contained site
- 236 private car spaces
- Mature landscaping
- May suit alternative uses, subject to planning



Location

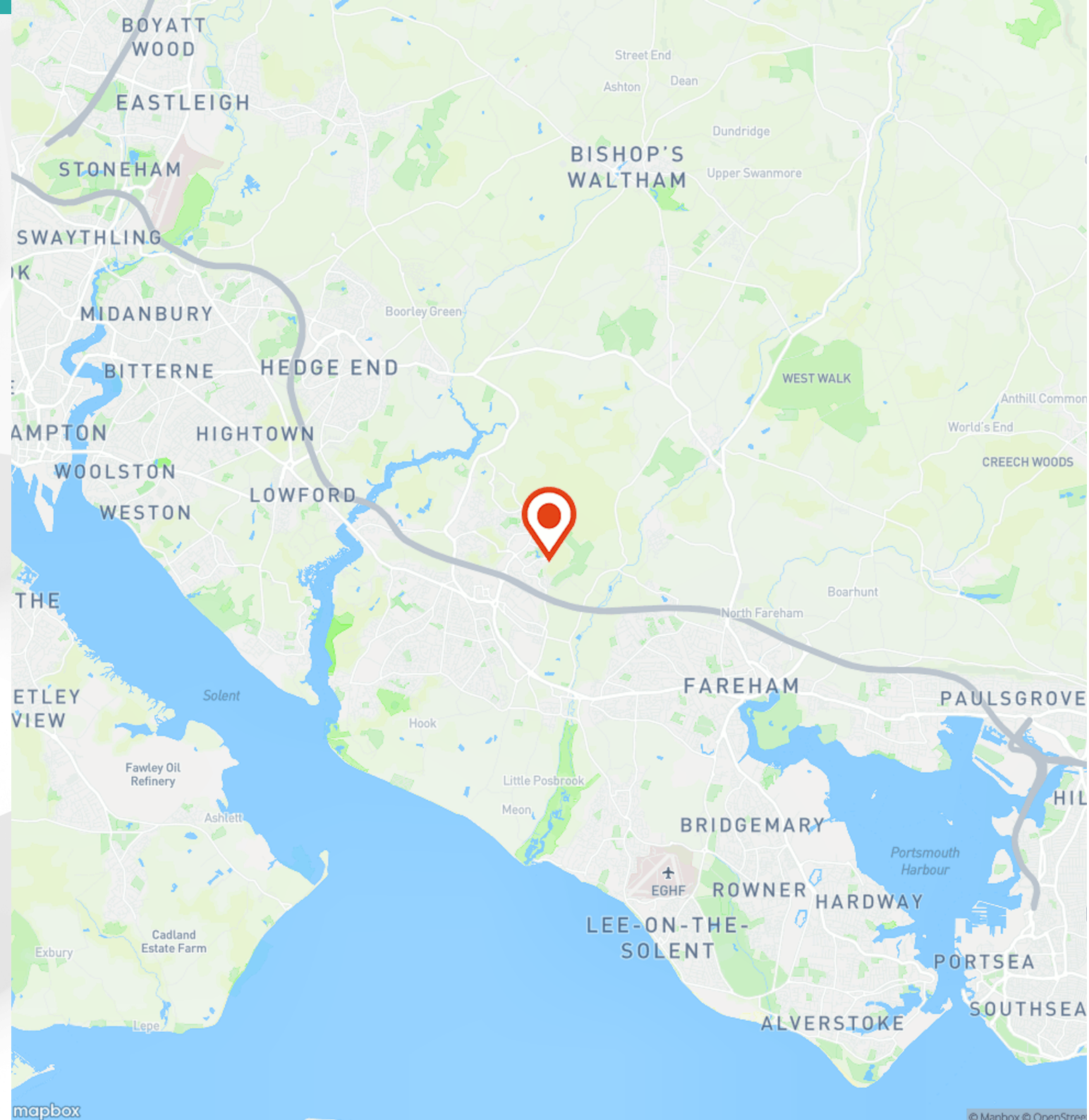


**Leander House, 4600
Parkway, Solent Business
Park, Fareham, PO15 7AZ**

Leander House is situated within its own grounds on the popular 200 acre Arlington designed Solent Business Park accessed immediately off junction 9 of the M27.

The business park neighbours the highly successful Whiteley shopping centre with Tesco superstore, Marks & Spencer, Next and Cineworld cinema with a variety of cafés, shops and restaurants including Wagamama and Five Guys providing an excellent amenity for staff workforce based at Leander House.

The business park also benefits from a variety of residential areas and has access north to Botley Road. Highway improvements include a smart motorway and direct access from junction 9 and a dual carriage way through the business park. Neighbouring occupiers include, Regus, NATS, Shoosmith Solicitors, Lockheed Martin & Zurich Insurance.





Further Details

Description

Constructed in the early 1990s Leander House provides office accommodation over two floors accessed from a central service core. The building has been stripped back to shell & core, to enable a comprehensive refit to suit a new occupier requirement.

Terms

The property is available by way of a pre-let agreement in order for the landlord to refit the building to be agreed. Rental proposal will be provided, subject to fit-out.

VAT

Unless otherwise stated, terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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

Anti Money Laundering

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.

Property Measurement Standard

All floor areas are approximate and measured to Net Internal Area (NIA) in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).



Enquiries & Viewings



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