



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

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

**1400 Parkway, Whiteley, Fareham PO15 7AF**



## KEY FEATURES

**318 sq m (3,423 sq ft) – 1,069.73 sq m (11,516 sq ft)**

**Car parking ratio of 1:197 sq ft**

**Suspended ceilings incorporating recessed PIR operated LED lights**

**New VRF air conditioning system**

**EPC A**

**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**

**Call us on: 02382 022 111  
Visit: [www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

# TO LET

## 1400 Parkway, Whiteley, Fareham PO15 7AF



### 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.

### 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	363	3,908
First Floor Office	363	3,908
Second Floor Office	318	3,423
<b>Total</b>	<b>1,069.73</b>	<b>11,516</b>

### 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

Call us on: 02382 022 111 Visit: [www.hlp.co.uk](http://www.hlp.co.uk)

# TO LET

1400 Parkway, Whiteley, Fareham PO15 7AF

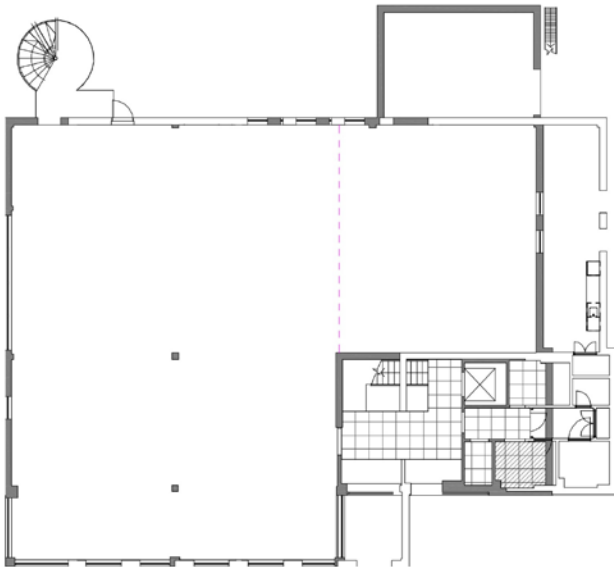


The accommodation is available as a whole, or on a floor by floor basis

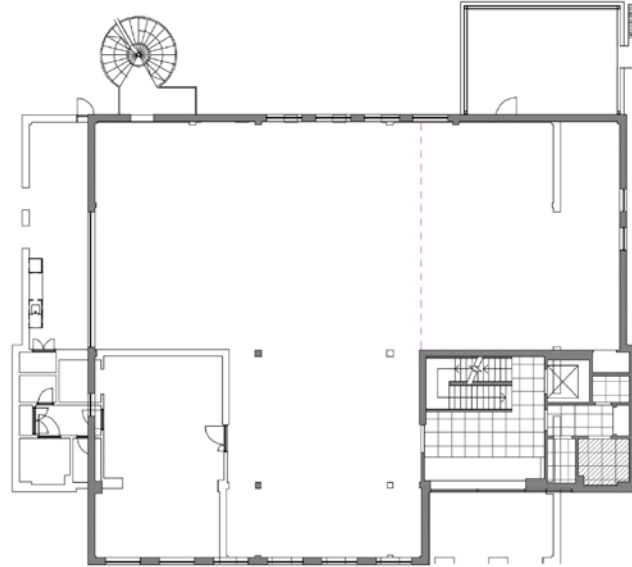
Call us on: **02382 022 111** Visit: [www.hlp.co.uk](http://www.hlp.co.uk)

# TO LET

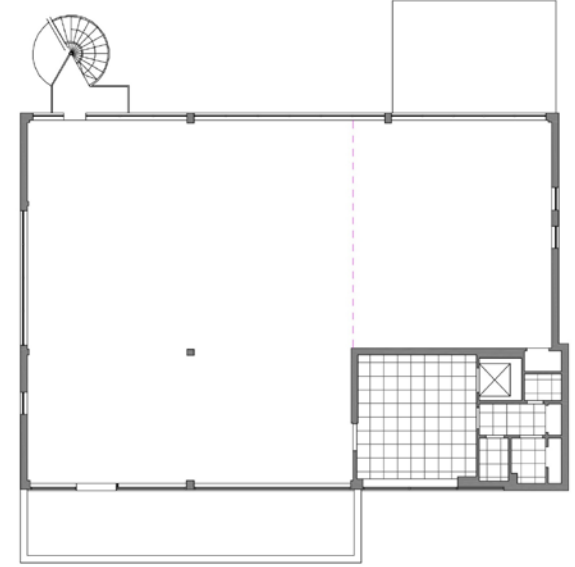
1400 Parkway, Whiteley, Fareham PO15 7AF



00 - 1500  
1: 100



01 - 1500  
1: 100



02 - 1500  
1: 100

Call us on: 02382 022 111 Visit: [www.hlp.co.uk](http://www.hlp.co.uk)



# TO LET

## 1400 Parkway, Whiteley, Fareham PO15 7AF

### 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

### 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

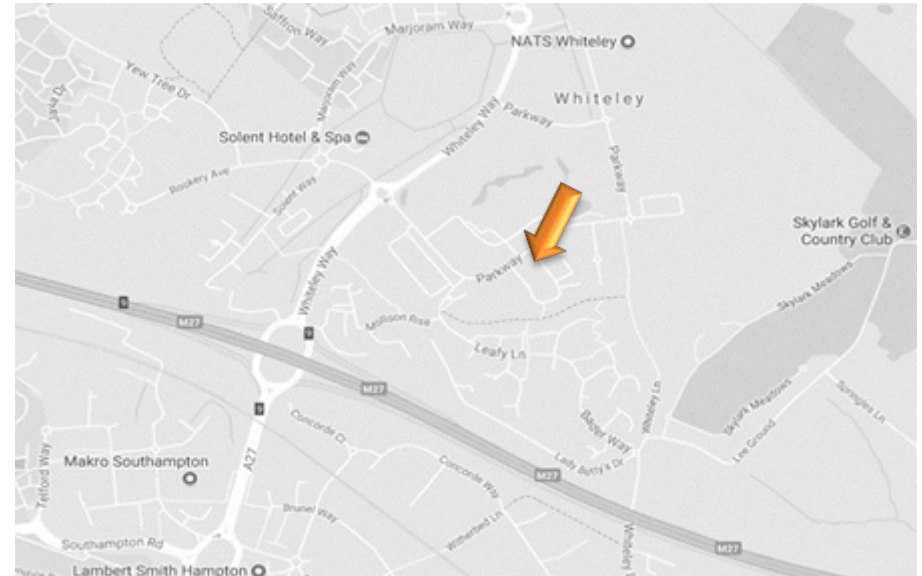
£23.50 sq ft

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



**Andy Hellier**  
m: 07930 661782  
e: andy@hlp.co.uk



**Jason Webb**  
m: 07989 959064  
e: jason@hlp.co.uk

**Hellier Langston**  
E1 Fareham Heights  
Standard Way  
Fareham  
PO16 8XT  
**01329 220 111**  
[www.hlp.co.uk](http://www.hlp.co.uk)

**Hellier Langston**  
Enterprise House  
Ocean Village  
Southampton  
SO14 3XB  
**02382 022 111**  
[www.hlp.co.uk](http://www.hlp.co.uk)



 **HELLIER  
LANGSTON**  
**01329 220 111**  
**02382 022 111**  
[www.hlp.co.uk](http://www.hlp.co.uk)



Important Notice: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.