



**UNIT 11 FULCRUM 2, SOLENT WAY, WHITELEY,
FAREHAM, PO15 7FN**

OFFICE TO LET / FOR SALE
6,674 SQ FT (620.03 SQ M)



Summary

MODERN DETACHED OFFICE HEADQUARTERS

Available Size	6,674 sq ft
Rent	TBC
Price	Offers in the region of £950,000
EPC Rating	B (37)

- 2 story purpose built office premises
- Comfort cooling & heating
- Mix of open plan & cellular office space
- Situated on established Business Park
- Whiteley Shopping Centre a short walk away
- 24 allocated car parking spaces



Location

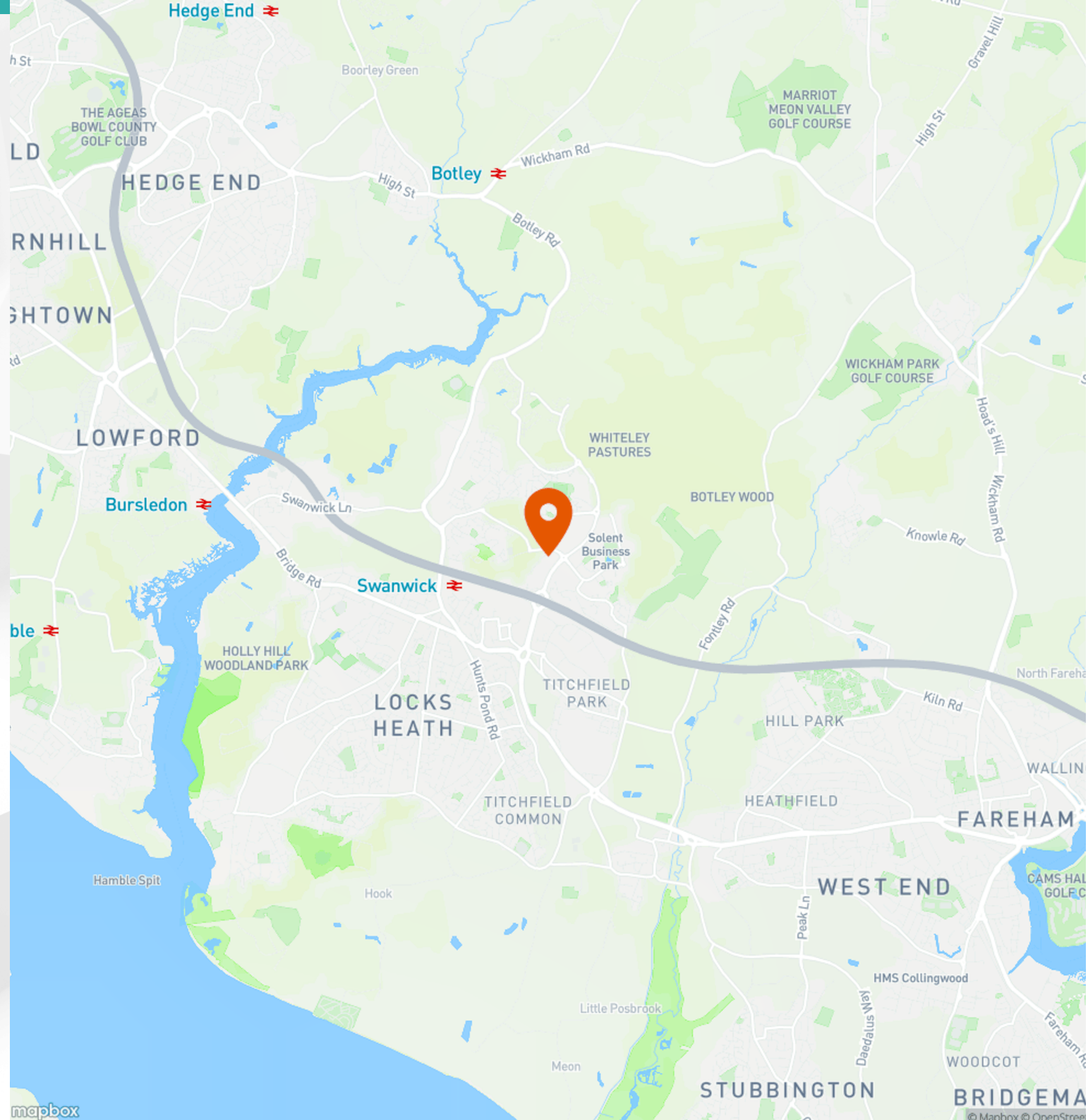


Unit 11 Fulcrum 2, Solent Way, Whiteley, Fareham, PO15 7FN

Fulcrum 2 is located conveniently off J9 of the M27 on the 200 acre Solent Business Park. The Park benefits from onsite amenities including Lidl and KFC with the Solent Hotel & spa being a 5 in walk away.

The successful Whiteley Shopping Centre is close by with an array of high street shops and restaurants, including M&S, Next, Boots, Five Guys, Café Nero, Baja and a 24hour Tesco with petrol filling station - www.whiteleyshopping.co.uk

Other businesses Located on the Park include Zurich Insurance, HSBC and Menzies Accountants.





Everyone has to use this
KITCHEN
LET'S KEEP IT NICE
Please clean up
after yourself

STOP
The Sound of Silence
PLEASE
Keep Your Hands Off

Further Details

Description

Unit 11 Fulcrum 2, comprises a of a mid 2000's detached two storey purpose built office building within an office campus. The office has a ground floor entrance lobby with stairs and lift to the first floor There are two WCs plus disabled to each floor. The office spaces provides a mix of open plan and cellular meeting rooms.

The building is designed to be flexible for single or multiple occupancy.

Accommodation

The accommodation comprises the following areas (all floor areas are approximate and measured to IPMS3 in accordance with the RICS Property Measurement - 2nd edition - incorporating RICS Code of Measuring Practice - 6th edition).

Name	sq ft	sq m
Ground	3,222	299.33
Ground - Lobby	95	8.83
1st	3,222	299.33
1st - Lobby	135	12.54
Total	6,674	620.03

Specification

- Access raised floors for easy cable management
- Comfort cooling & heating
- Suspended ceilings with recessed lighting.
- Opening windows
- Structured IT and power cabling

Service Charge & Building Insurance

Estate service charge – estimated annual charge is £6,205 pax

Building insurance - £620 pax

Terms

Freehold with vacant possession - £975,000, exclusive of VAT

A new lease of the whole will be considered with minimum term of 5 years.

VAT

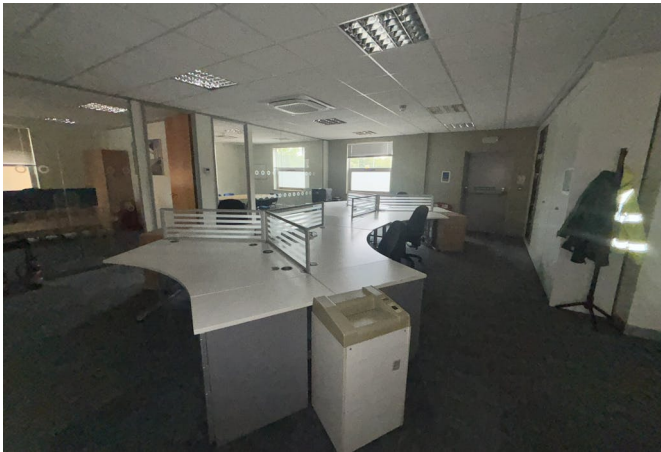
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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

AML

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





Enquiries & Viewings



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ESCAPE ROUTE PLAN

