



1570 Parkway

Solent Business Park

Whiteley

Fareham

PO15 7AG

TO LET – 2,437 – 5,091 sq ft (226.40 – 473.96 sq m)

Fully Refurbished Detached Office Building with Parking



Location:

Solent Business Park is located in close proximity to Junction 9 of the M27, approximately mid-way between Southampton and Portsmouth. Occupiers on the Park include NATS, Zurich, Meridian Television and SpecSavers.

Description:

Detached office building within an attractive landscaped environment, currently undergoing a full refurbishment. There is car parking.



Accommodation:

Ground floor2,437 sq ft (226.40 sq m)
First floor.....2,654 sq ft (246.56 sq m)

Total floor area.....5,091 sq ft (473.96 sq m)

All floor areas are approximate and are quoted on a net internal area basis.

Features:

- Ground floor reception
- Male and female cloakrooms on each floor
- Suspended ceilings with LG7 lighting
- A/C
- 28 car parking spaces
- Full access raised floors
- Disabled WC on ground floor
- Double glazing
- Kitchenette on ground floor

Rateable Value:

Rateable Value	Uniform Business Rate (2014/2015)	Source
£52,500	£0.482	www.voa.gov.uk on 26 April 2013:

Prospective tenants are advised to make their own enquiries with the local rating authority.

Lease:

The property is available by way of a new lease for terms to be agreed.

Rent:

From £14.00 per sq ft exclusive of rates and VAT.

Service Charge:

A service charge is payable. Further information is available on request.

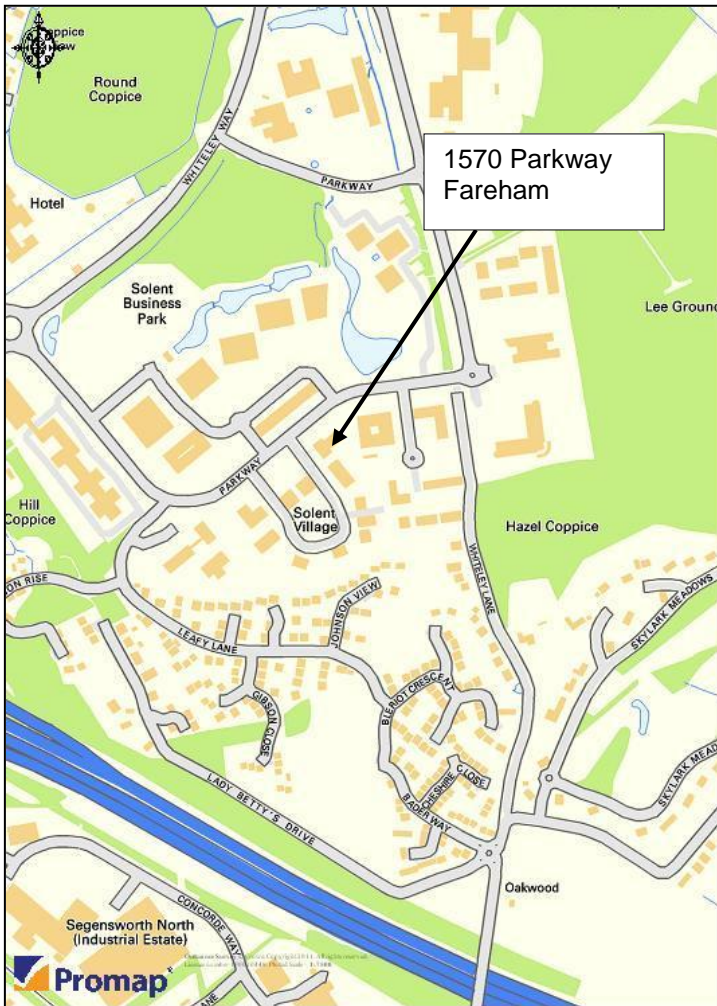
For further information or to arrange a viewing please contact:

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Subject to Contract
23 Feb 15 – v11

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Energy Performance Certificate		HM Government								
Non-Domestic Building										
1570, Parkway Whiteley FAREHAM PO15 7AG	Certificate Reference Number: 0191-0626-6930-6390-5003									
<p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.</p>										
Energy Performance Asset Rating										
More energy efficient										
<table border="1"> <tr><td>A+</td></tr> <tr><td>A 0-25</td></tr> <tr><td>B 26-50</td></tr> <tr><td>C 51-75</td></tr> <tr><td>D 76-100</td></tr> <tr><td>E 101-125</td></tr> <tr><td>F 126-150</td></tr> <tr><td>G Over 150</td></tr> </table>			A+	A 0-25	B 26-50	C 51-75	D 76-100	E 101-125	F 126-150	G Over 150
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		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> 65 This is how energy efficient the building is. </div>								
Less energy efficient										
Technical information		Benchmarks								
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:								
Building environment:	Heating and Natural Ventilation	34 If newly built								
Total useful floor area (m ²):	504	69 If typical of the existing stock								
Building complexity (NOS level):	4									
Building emission rate (kgCO ₂ /m ²):	57.38									