

For Sale

- Popular Office Location
- Investment Yield 7.52%
- Excellent Car Parking
- Well Established Tenant




Keygrove
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Office Investment
2,450 sq ft (227.6 sq m)

1646/47 Parkway, Whiteley, Fareham, Hampshire, PO15 7AH

Description

Unit 1646/47 is let to a long term tenant, Autism Hampshire at an initial rent of £27,850 per annum exclusive. An investor will have the benefit of a 10 year lease from 25th December 2024 (5 year break clause). The tenant has been in operation for over 40 years and is part of the Avenues Group. Full lease details can be provided upon request.

The tenant is undergoing an attractive modernisation of the unit.

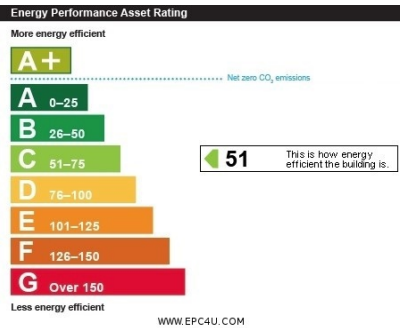
There is excellent car parking provision at Parkway.

Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
Total	2,450	227.6

Energy Performance Certificate

EPC rating 51C. A copy of the EPC is available on request.



Terms

Unconditional offers are invited in excess of £370,000 which represents an initial yield of 7.52% before purchasers costs.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £27,750. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.



Location

Solent Business Park is recognised as a premier business park in Central Southern England being adjacent to Junction 9 of the M27 mid-way between Southampton and Portsmouth. Swanwick railway station is 1.75 miles to the west and benefits from direct services to Southampton Central, Portsmouth Harbour and Brighton. Southampton International Airport is located at J5 of the M27, approximately 10 miles to the west.

Solent Business Park is located in close proximity to The Solent Hotel and Spa and Whiteley Shopping Centre. The park is attractively designed with green open spaces amongst the office buildings. Local occupiers include Specsavers, NATS and Morgan Sindall.

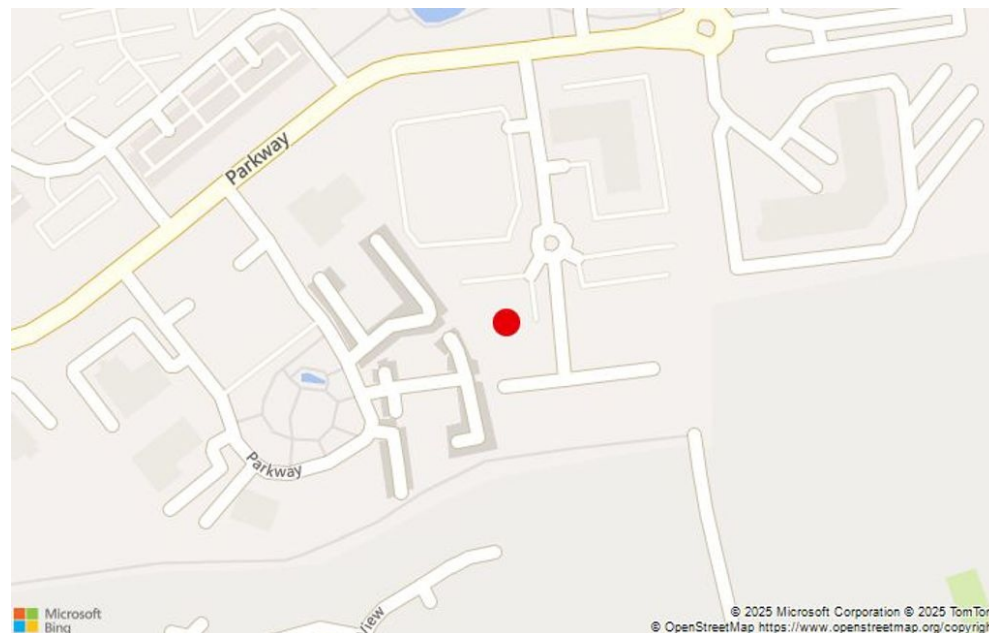
The properties are accessed from Parkway between Spectrum 1600 Parkway and Prism 1650 Parkway.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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