








Unit 3 The Belfry, The Links, 4400 Parkway
Solent Business Park, Whiteley, Fareham, Hampshire, PO15 7FJ

FOR SALE/TO LET | 184 sq. m. (1,983 sq. ft.)





Key Features

-  Open plan office accommodation
-  184 sq. m. (1,983 sq. ft.)
-  8 allocated parking spaces
-  Suspended ceilings with Cat II lighting
-  Close to J9 M27

Description

Unit 3 is a mid-terraced two storey office constructed with full height glazed curtain walling and an impressive entrance creating maximum profile and providing good natural light.

- Open plan office accommodation
- Ground and first floor WCs
- Gas fired central heating
- Full access raised floor
- Suspended ceilings with Cat II lighting
- 8 allocated spaces (one in tandem)

Accommodation

The property has been measured and has the following Net Internal Area:

Unit 3	Sq. m	Sq. ft
Area	184	1,983

Price

Offers in the region of £425,000 for the freehold subject to contract.

Lease

Alternatively available on a new full repairing and insuring lease for a term to be agreed at £30,000 per annum exclusive.

Rateable Value

Offices and premises £29,500

Source: www.tax.service.gov.uk/business-rates-find/search

EPC Rating

C-65

VAT

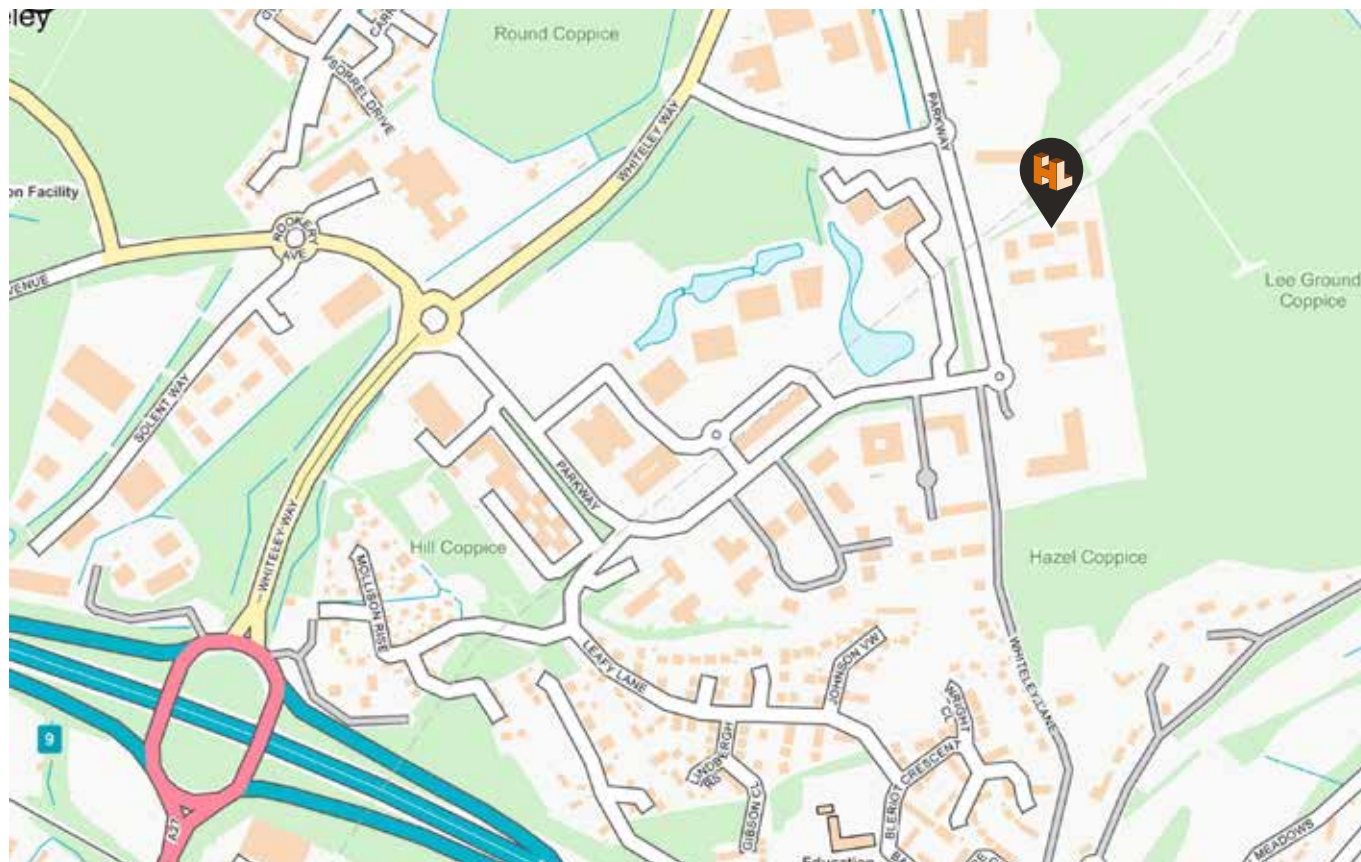
All prices are exclusive of VAT. It is understood the property is elected for VAT.

Legal Costs

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

Location

The Links is an office development on the established Solent Business Park. The development is situated midway between Southampton and Portsmouth providing excellent access to the motorway network and Southampton International Airport, which is approximately 12 miles distant.



Viewing

Strictly by appointment with sole agents Hellier Langston.

Anti-Money Laundering

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers.

Schedule an appointment

www.hlp.co.uk

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Contact our agency team

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