

For Sale

- Last Remaining Units
- Vacant Units & Tenanted Investments
- Investment Yield 7.75%
- Good Car Parking




Keygrove
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Offices For Sale - Vacant & Investments Available
2,175 - 3,162 sq ft (202.06 - 293.75 sq m)

1637 - 1649 Parkway, Whiteley, Fareham, Hampshire, PO15 7AH

Description

These are a mix of vacant offices and office investments. The properties have been externally painted. The offices have suspended ceilings, fluorescent lighting and WC facilities. Most of the units have perimeter trunking, kitchenettes, double glazing and most have fitted carpets. The office units require modernisation. There is good car parking provision at Parkway.

Unit 1646/47 is let to a long term tenant, Autism Hampshire. An investor will have the benefit of a new 10 year lease, with a 5 year break. 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.

Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
1637-1638 Parkway	3,162	293.75
1642-1643 Parkway	2,175	202.06
1646-1647 Parkway	2,450	227.6
1648-1649 Parkway	2,466	229.09
Total	3,162	293.75

Energy Performance Certificate

A copy of the EPC's are available on request.



Terms

The premises are available as individual units. Please refer to the schedule of accommodation below.

Service Charge

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

Rates

We recommend that prospective tenants or purchasers verify rates with the Valuation Office

VAT

We are advised that VAT will not be payable.



Remaining Available Units Parkway, Solent Business Park, Whiteley, Hampshire, PO15 7AH

Property	Floor	Sq Ft	Sq M	Availability	Potential Rental Value @ £15/sqft	Parking	Asking Price
1644-1645 Parkway	Ground	1,151	106.97	Available	£34,695	13	£346,950
	First	1,162	114.42				
	Total	2,313	221.39				
1646-1647 Parkway	Ground	1,371	127.33	Investment Available	New 10 year lease with a 5 year break at £30,625 per annum	14	£395,000
	First	1,201	111.56				
	Total	2,450	227.58				
1648-1649 Parkway	Ground	1,261	117.14	UNDER OFFER	£36,990	14	UNDER OFFER
	First	1,261	117.14				
	Total	2,466	229.14				
1637-1638 Parkway	Ground	1,581	146.87	UNDER OFFER	£47,430	20	UNDER OFFER
	First	1,581	146.87				
	Total	3,162	293.74				

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:

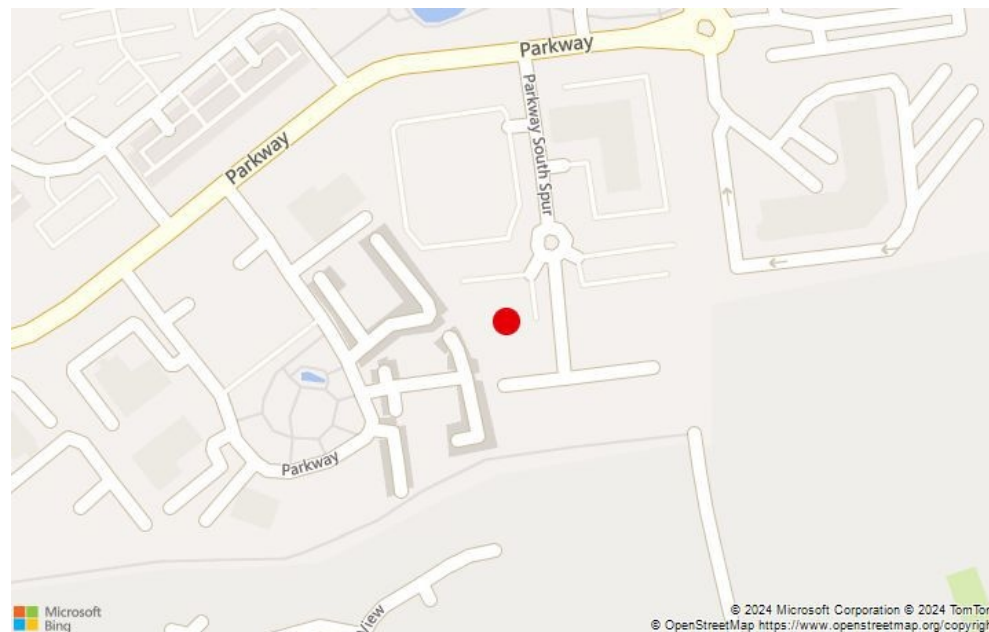
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Map



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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