

FOR SALE

Unit 3 The Belfry, The Links, 4400 Parkway, Solent Business Park, Whiteley PO15 7FJ Freehold Office Investment



KEY FEATURES

Modern office unit

New Lease

NIA 1,983 sq. ft. (184 sq. m.)

8 allocated parking spaces

Close to J9 M27

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Hellier Langston
Ground Floor, E1 Fareham Heights
Standard Way
Fareham PO16 8XT

For Sale

Office Investment

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 parking spaces (one in tandem)

Accommodation

The property has been measured and has the following approximate net internal area:

| | sq. ft. | sq. m. |
|------|---------|--------|
| Unit | 1,983 | 184 |

Lease Information

The property is let to Giganet from 17th November 2022 for a term of 5 years at a rent of £36,000 per annum exclusive. There is a tenant only break clause on 17th November 2025.

Giganet have been in occupation for over 15 years.

Tenure

Freehold.

Price

We are instructed to seek offers in the region of £450,000 subject to contract. A purchase at this level would reflect a net initial yield of 7.5% after the deduction of purchaser's costs.

VAT

The property is elected for VAT. We envisage a sale as a Transfer of a Going Concern (TOGC).

Rateable Value

Offices and premises £29,500

Source:

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

Energy Performance Certificate

To follow.

Legal Costs

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



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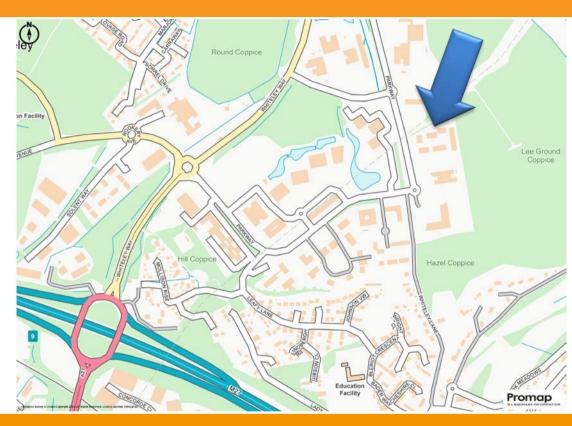
Office Investment

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 through sole agents Hellier Langston.







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