



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**Unit 5 Fulcrum 2, Solent Business Park,  
Solent Way, Whiteley, Fareham PO15 7FN  
Ground Floor Offices**



## KEY FEATURES

NIA 1,333 sq. ft. (123.83 sq. ft.)

Air conditioned

New Lease

5 x allocated parking spaces

Located within Solent Business Park in close proximity to J9 M27.

£23m Highways England project at J9 M27 and Parkway South Roundabout recently completed to further improve capacity and traffic flow.

Call us on: **01329 220 111**

Visit: **[www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

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

# To Let

## Ground Floor Offices

### Description

Unit 5 is a high quality semi-detached office building located on Victory Park in Solent Business Park. The available office accommodation is on the ground floor accessible by a communal entrance.

The office, which benefits from air conditioning, is currently separated internally with glass partition creating a large training room, large office, private office/meeting room and kitchen. In addition, are a WC and disabled WC (exclusive use) which are accessible via the communal entrance.

The ground floor office has 5 x allocated parking spaces. In addition, there is roadside parking available along Solent Way.

### Accommodation

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

	sq. m.	sq. ft.
Ground Floor	123.83	1,333

### Terms

The property is available on a new full repairing and insuring lease on terms to be agreed.

### Rent

£20,000 per annum exclusive

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value

Offices and premises - £19,000

Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

Rating: C-62

### Legal Costs

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

### Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1<sup>st</sup> edition, February 2020) can be found on the RICS website.



# To Let

## Ground Floor Offices



Call us on: **01329 220 111** Visit: **[www.hlp.co.uk](http://www.hlp.co.uk)**

# TO LET

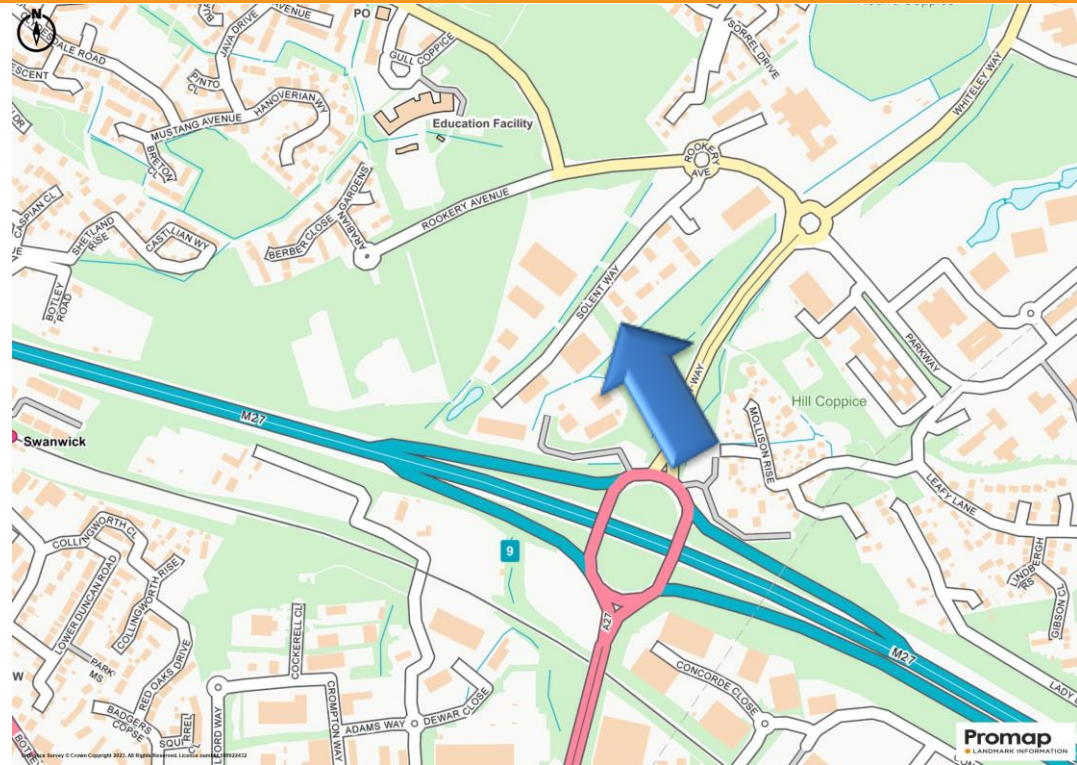
## Ground Floor Offices

### Location

Fulcrum 2 is located on Solent Business Park which is situated off Junction 9 of the M27. Victory Park is a modern development comprising 14 high quality two storey office buildings in a woodland setting.

### Viewing

Strictly by appointment through sole agents Hellier Langston.



Call us on: 01329 220 111 Visit: [www.hlp.co.uk](http://www.hlp.co.uk)



**Patrick Mattison**

t: 01329 220111  
m: 07926 581464  
e: [patrick@hlp.co.uk](mailto:patrick@hlp.co.uk)

**Hellier Langston**  
E1 Fareham Heights  
Standard Way  
Fareham  
PO16 8XT  
01329 220 111



**HELLIER LANGSTON**  
Commercial Property Consultants

**01329 220 111**  
[www.hlp.co.uk](http://www.hlp.co.uk)



Disclaimer: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.