



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**Unit 3 Victory Park, Fulcrum 2, Solent Way,
Whiteley, Fareham PO15 7FN**
Ground Floor Offices



KEY FEATURES

NIA 1,530 sq. m. (142.12 sq. ft.)

Air conditioned

New Lease

6 x allocated parking spaces

Lift access

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.

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

To Let

First Floor Offices

Description

Unit 3 is a high-quality semi-detached office building located on Victory Park in Solent Business Park. The available office accommodation is on the first-floor accessible via stairs and lift from the communal entrance.

The accommodation, which benefits from air conditioning, is open plan save as for a single private office/meeting room created with glazed partition.

The demise has the exclusive use of the first floor Disabled WC and shower room located off the landing.

The first-floor office has 6 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.
First Floor	142.12	1,530

Terms

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

Rent

£26,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT. We understand VAT is payable on rents.

Rateable Value

Offices and premises - £22,000

Source:

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

Energy Performance Certificate

Rating: D78.

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 (1st edition, February 2020) can be found on the RICS website.



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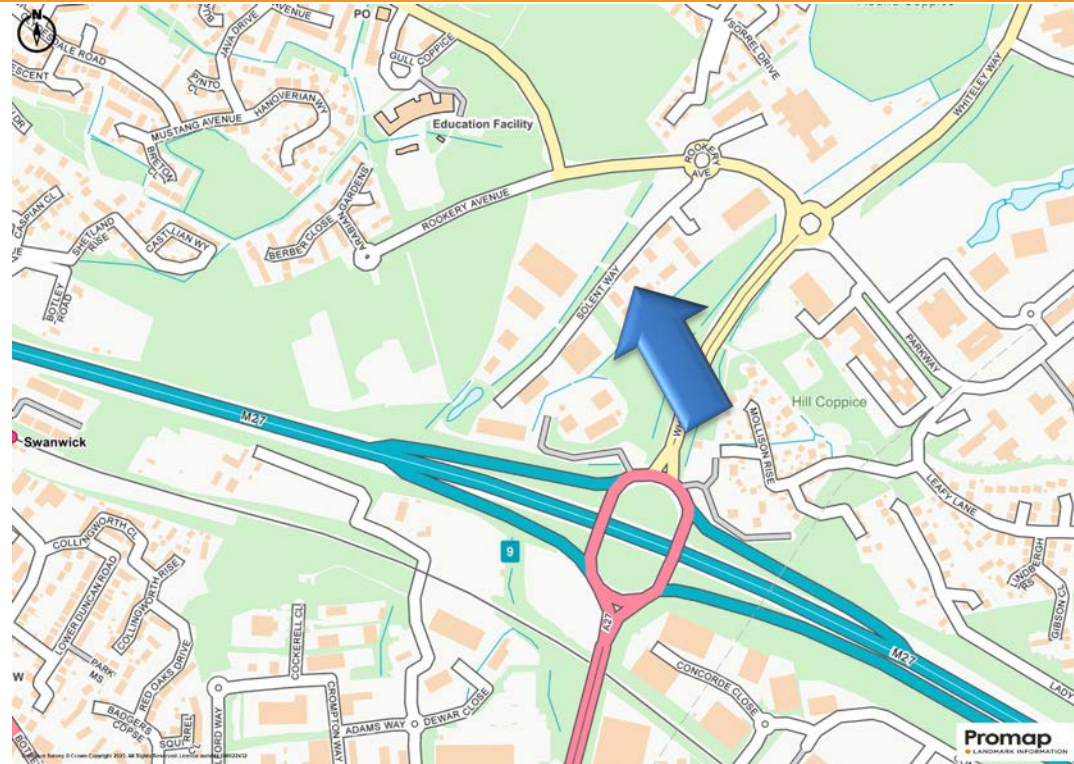
First Floor Offices

Location

Victory Park, 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.



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