



SOLENT CENTRE

SOLENT BUSINESS PARK

**TRANSFORMED
LAKESIDE
OFFICES
IN A VIBRANT
BUSINESS
ENVIRONMENT**

SOLENT
BUSINESS
PARK
PO15 7AW

-
3X
INDIVIDUAL
MIXED-USE
BUILDINGS

-
OFFICES
FROM
1,654 TO
8,246 SQ FT





WELCOME

**3 INDIVIDUAL
BUILDINGS
SET WITHIN
LANDSCAPED
GROUNDS,
OFFERING A
VIBRANT MIX
OF SPACE
IDEAL FOR
THE MODERN
BUSINESS.**





- + Accessible Location
- + Established Business Park
- + Excellent on-site amenities
- + Car parking ratio of: 1:200 sq ft

The Solent Centre is a newly refurbished, mixed use scheme with ground floor retail facilities and modern, open plan office accommodation on first and second floors.





THE SITE

SOLENT BUSINESS PARK IS REGARDED AS THE PREMIER BUSINESS PARK WITHIN THE M27 CORRIDOR



The three buildings of The Solent Centre are set in mature landscaped grounds, with on-site amenities including cafes, providing both dine-in and takeaway options, a dental practice and a hairdressers.

Being adjacent to junction 9 of the M27, ideally situated approximately 10 miles to the east of Southampton and 12 miles to the west of Portsmouth.





 NAV: PO15 7AW





ACCOMMODATION

NEWLY REFURBISHED SPACE PROVIDING A RANGE OF ACCOMMODATION FROM 1,654 TO 8,246 SQ FT

SPECIFICATION:

- + Newly refurbished receptions
- + Newly refurbished WCs
- + Newly refurbished core areas
- + Excellent parking ratio 1:200 sq ft
- + Full access raised floors
- + Central heating system
- + Suspended ceilings
- + Recessed lighting
- + Comfort cooling





LOCATION

IDEALLY SITUATED ADJACENT TO J9 OF M27

Adjacent to junction 9 of the M27, Solent Centre is ideally situated approximately 10 miles to the east of Southampton and 12 miles to the west of Portsmouth.

Both cities have a fantastic choice of places to eat and shop as well as many cultural activities: theatres, cinemas and art galleries. The beautiful New Forest, sailing on the Solent and beaches of the South Coast are also close by.

The Whiteley Shopping Centre is only circa 10 minutes walk away, and offers a variety of high quality retail outlets and a Tesco superstore, as well as a new Cineworld cinema and Rock Up - The ultimate indoor climbing adventure.

CONNECTIONS:

Superb links to the M3 mean Southampton International Airport and Southampton Parkway Railway Station are within easy reach.

Distance by road to: (approximate)

Southampton	9 miles	(15 km)
Southampton Airport	10 miles	(16 km)
Swanwick train station	1 mile	(1.6 km)
Portsmouth	12 miles	(19 km)
London	85 miles	(137 km)

Time by rail to: (from Swanwick train st)

Southampton	17 mins
Portsmouth	31 mins
Southampton Airport	36 mins
London Waterloo	69 mins





SOLENTCENTRE.CO.UK

TERMS

Further details on request.

ENERGY PERFORMANCE CERTIFICATE

EPCs for the three buildings are available upon request.

VIEWING

For further information and to arrange a viewing, please contact the sole agents through whom all negotiations must be conducted:

Jason Webb

jason@hlp.co.uk

Andy Hodgkinson

ahodgkinson@lsh.co.uk

HELLIER LANGSTON 01329 220 111 02382 022 111 www.hlp.co.uk

Lambert Smith Hampton 01489 579579 www.lsh.co.uk



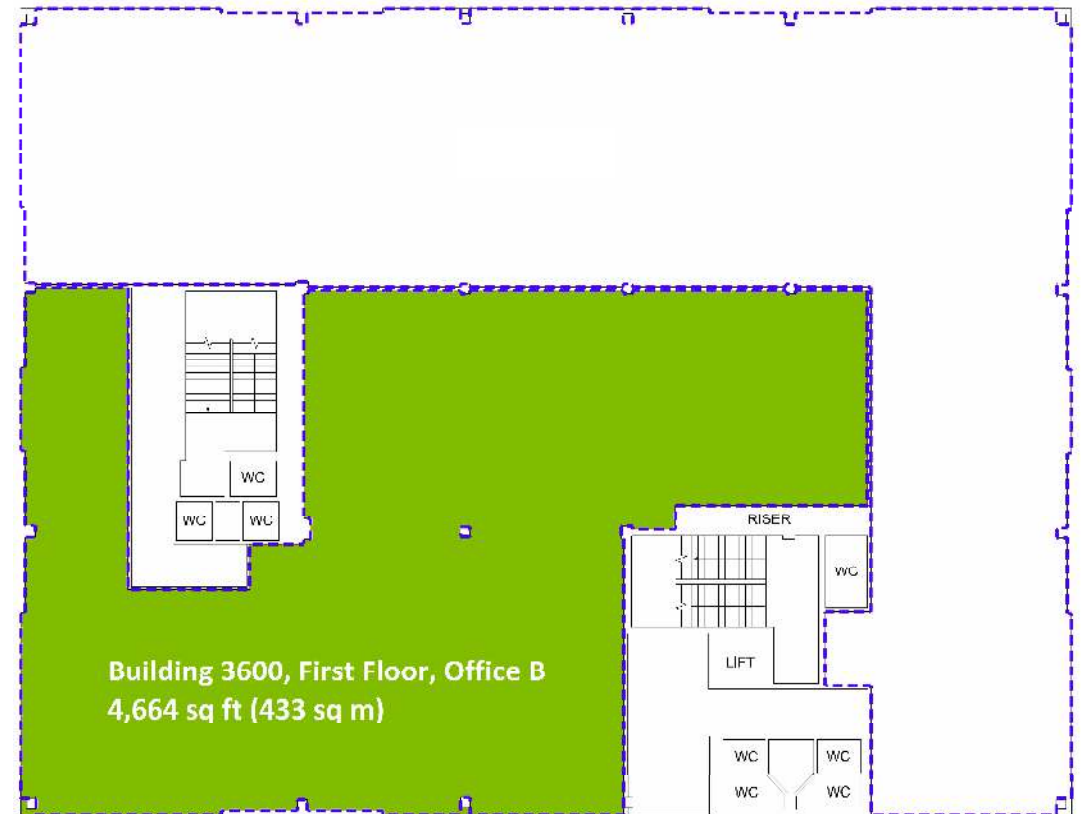
IMPORTANT NOTICE: Hellier Langston and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents Hellier Langston have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.



**BUILDING
FLOOR**

**3600
1st FLOOR Office B**

Size	4,664 sq ft (433 sq m)
Car parking spaces	23
Rent	£74,624 pa
Rent (sq ft)	£16.00
Rateable Value	£60,500
Rates Payable 2024/25	£33,033
2024 Service Charge	£39,646
Total Outgoings	£147,303
Total Outgoings (sq ft)	£31.58



IMPORTANT NOTICE: Hellier Langston and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Hellier Langston have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.