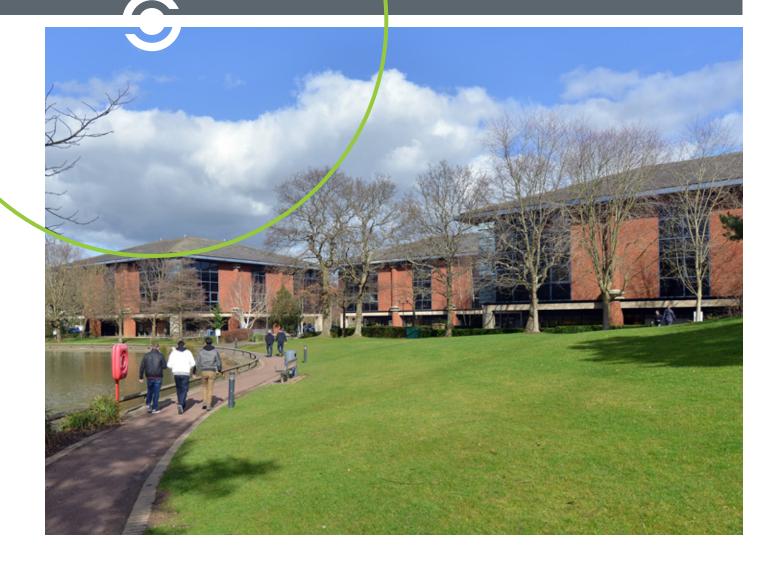


TRANSFORMED LAKESIDE OFFICES IN A VIBRANT BUSINESS ENVIRONMENT

SOLENT BUSINESS PARK PO15 7AW

3X INDIVIDUAL MIXED-USE BUILDINGS OFFICES FROM 1,654 TO 8,246 SQ FT

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.



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

MES POTSTOUTS

5 SOUTHAM

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.

> THE SOLENT CENTRE

Whiteley Way

SOLENT BUSINESS PARK











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









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



George Cook gcook@primmeroldsbas.co.uk



CONTACT

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.