







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

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.

















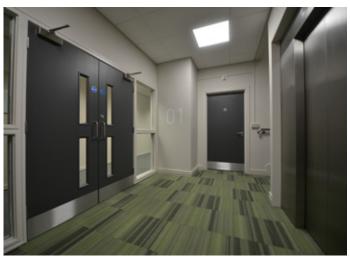
NEWLY REFURBISHED SPACE PROVIDING A RANGE OF ACCOMMODATION FROM 1,654 TO 8,246 SQ FT

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

miles to the east of Southampton and 12

Both cities have a fantastic choice of places to eat and shop as well as many cultural The beautiful New Forest, sailing on the

The Whiteley Shopping Centre is only circa

CONNECTIONS:

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)











SOLENTCENTRE.CO.UK

TERMS

Eurther 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

iason@hlp.co.uk



Andy Hodgkinson

ahodgkinson@lsh.co.uk





PRAXIS.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	3500
FLOOR	1st FLOOR (Part)

Size 2,567 sq ft (238.48 sq m)

Car parking spaces 13

Rent £41,072 pa

Rent (sq ft) £16.00

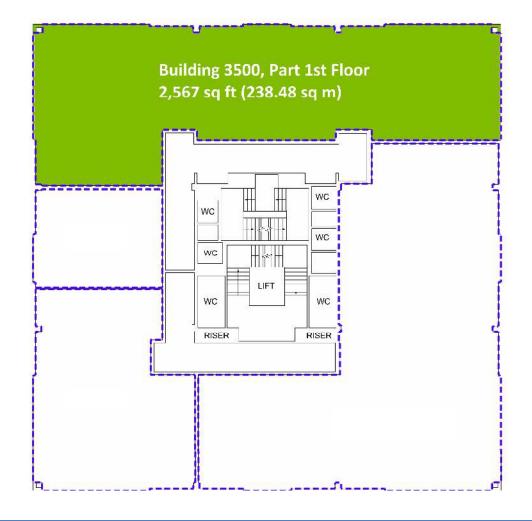
Rateable Value £31,000

Rates Payable 2024/25 £15,469

2024 Service Charge £29,916

Total Outgoings £86,457

Total Outgoings (sq ft) £33.68



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