



HELLIER
LANGSTON

Commercial Property Consultants

TO LET

Modern, open plan office accommodation
Fishbourne House, 1400 Parkway, Whiteley, Fareham
PO15 7AF



KEY FEATURES

**318 sq m (3,423 sq ft) –
1,069.73 sq m (11,516 sq ft)**

Car parking ratio of 1:197 sq ft

**Raised floors and suspended
ceilings incorporating
recessed light fittings**

Air conditioning

WC facilities on each floor

**450 sq ft roof terrace on the
second floor**

Passenger lift

Call us on: 02382 022 111
Visit: www.hlp.co.uk

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

Fishbourne House 1400 Parkway comprises a modern detached, three storey, purpose built office building with brick and render elevations under a pitched slate roof.

Fenestration and the main entrance are double glazed and powder coated aluminium framed.

Internally space is mainly open plan, with WC facilities on each floor.

Accommodation

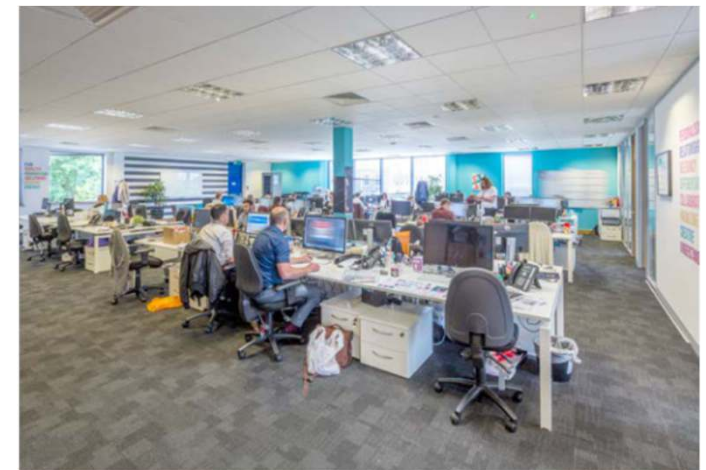
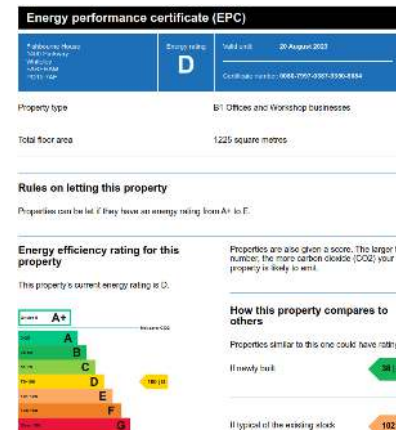
The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to NIA as follows:

Floor	sq m	sq ft
Ground Floor Reception	25.73	277
Ground Floor Office	363	3,908
First Floor Office	363	3,908
Second Floor Office	318	3,423
Total	1,069.73	11,516

Specification

- Reception area
- Air conditioning
- Suspended ceilings & Raised floors
- Integral lighting
- Floor to ceiling height of 2.7 metres
- Passenger lift
- WC facilities on each floor
- 450 sq ft roof terrace on the second floor
- Excellent car parking 1:197 sq ft

Energy Performance Certificate



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Location

Solent Business Park is the South Coast's premier business park. It is located equidistant between Southampton and Portsmouth just off Jct 9 of the M27. 1500 Parkway is prominently positioned in the Solent Village section of Solent Business Park, fronting Parkway.

Road:

Solent Business Park is accessed directly from Junction 9 of the M27 motorway which runs from Southampton to the west and Havant to the east

Rail:

Three key railway stations (Swanwick, Southampton Airport Parkway & Fareham) are located within 10 miles of the park, providing direct links to Central London and the South Coast

Legal Costs

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

Viewing

Strictly by appointment with the sole agents.

Terms

Units are available by way of new Full Repairing and insuring lease(s) for a term to be agreed.

Rent

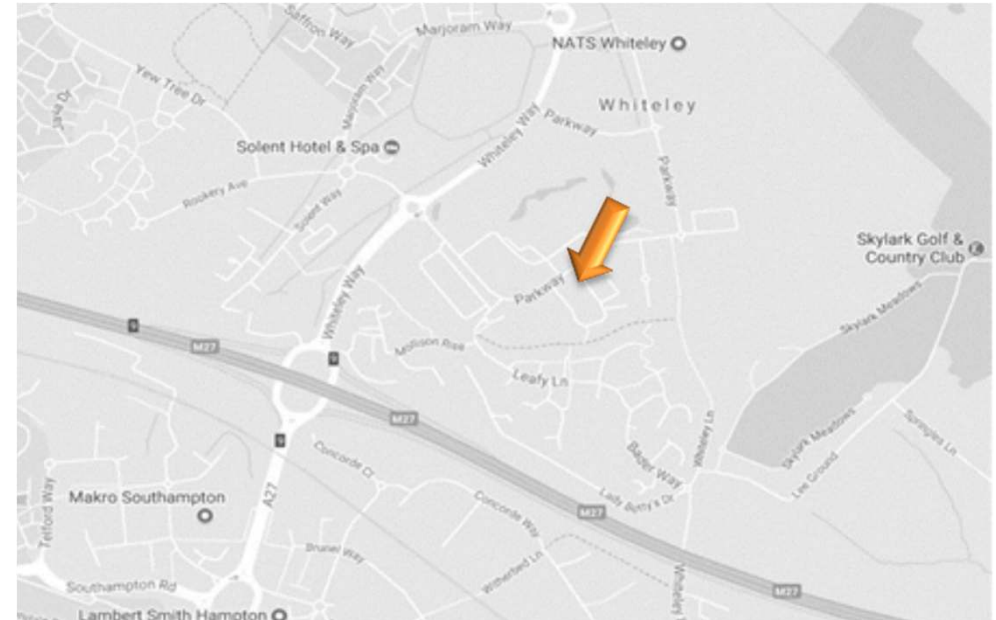
On application.

Rateable Value

The premises are assessed as a whole as offices and Premises with a 2023 Rateable Value of £153,000.

Service Charge

A service charge will be levied to cover the Estate Charge, and maintenance and repair of the common parts and utilities. Details upon application.



Call us on: **02382 022 111** or **01329 220 111** Visit: www.hlp.co.uk



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