



**HELLIER
LANGSTON**
Commercial Property Consultants

FOR SALE

**Cutter House, 1560 Parkway, Whiteley,
Fareham, Hampshire PO15 7AG**
Modern Office Building



KEY FEATURES

17,692 sq. ft. (1,641 sq. m.)

Shell condition

Ground floor loading door

Double glazed throughout

100 Car parking spaces

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Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

For Sale

Modern Office Building

Description

The property comprises a prominent three storey office at The Parkway.

The property is of red brick construction with pitched tiled roof and aluminium powder coated double glazed windows. The building benefits from 100 car parking spaces.

Internally the property has been stripped of all previous fitout and is currently in shell condition.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate gross internal areas:

	Sq. ft.	Sq. m.
Second Floor	5,929	550
First Floor	5,929	550
Ground Floor	5,541	514
Reception	293	27
Total	17,692	1,641

Price

Offers in the region of £1,800,000.



Rateable Value

The property is not currently listed.

Source: www.gov.uk/correct-your-business-rates

Energy Performance Certificate

D87

Legal Costs

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

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Location

Solent Business Park is a major employment hub located on the M27 corridor. Southampton is situated 8 miles to the west, whilst Portsmouth is situated 12 miles to the east. Solent Business Park is accessible from J9 of the M27, with two further access routes into/out of the business park.

There are mainline railway stations along the M27 at Southampton Airport Parkway, Portsmouth and Havant. Swanwick provides connecting services and is approximately 1 mile to the south. Bus services also link Solent Business Park to the surrounding area. Whiteley Shopping Centre is adjacent to Solent Business Park providing amenities including Tesco, Marks and Spencer, Boots and W H Smith. There are numerous restaurants including Prezzo, Wagamama and Yo! Sushi along with coffee shops such as Starbucks, Caffè Nero and Costa.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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