



1460 Solent House

PARKWAY, SOLENT BUSINESS PARK, WHITELEY, FAREHAM, PO15 7AF



Fully
Refurbished



TO LET

Modern Second Floor Office

Fully Refurbished with LED Lighting, Access Raised Floor,

Comfort Cooling and Gas Central Heating

Excellent Access to M27 Junction 9

2,500 sq ft (232.26 sq m)

Description

1460 Solent House is a 17,515 sq ft modern office building, arranged over three storeys. The property occupies a central position on Solent Business Park, the premier office location on the M27 corridor. Built in 2000, the property is of steel frame construction with external brick elevations under a pitched tiled roof. The available offices are situated on the second floor and have undergone comprehensive refurbishment.

Specification

- Fully Refurbished
- New LED Lighting
- Access Raised Floor
- Comfort Cooling
- Gas Central Heating
- 12 Car Parking Spaces
- Half a Mile from J9, M27
- EPC – C75



Floor Area	Sq Ft	Sq M
Second Floor Office	2,500	232.26
Total Floor Area	2,500	232.26





Location

Solent Business Park is recognised as a premier business park in Central Southern England being adjacent to Junction 9 of the M27 mid-way between Southampton and Portsmouth. Swanwick railway station is less than 2 miles to the west and benefits from direct services to Southampton Central, Portsmouth Harbour and Brighton with connections to London Waterloo. Southampton International Airport is located at J5 of the M27, approximately 10 miles to the west. Smart motorway upgrade works to the M27 were completed in 2022. Solent Business Park is located in close proximity to The Solent Hotel and Spa and Whiteley Shopping Centre. The park is attractively designed with green open spaces amongst the office buildings. Local occupiers include Specsavers, NATS and Morgan Sindall.

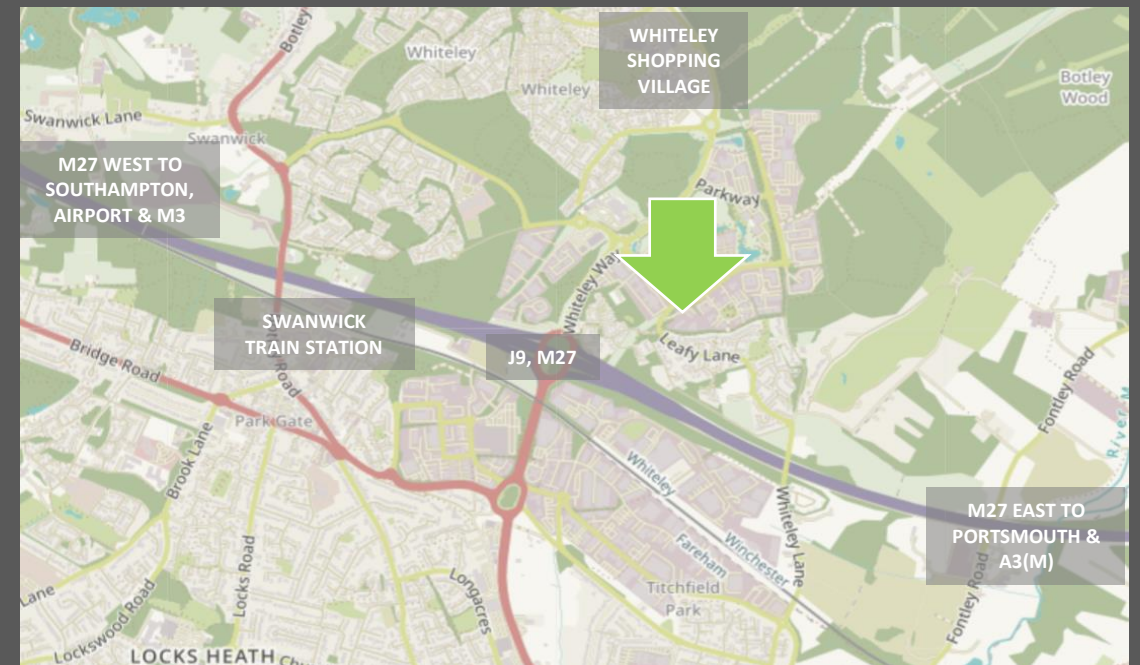
Terms

The property is available to let on a new FRI lease for a term to be agreed. Rent on application.

Business Rates

All enquiries to Winchester City Council [Find a business rates valuation - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

Destinations	Miles
Junction 9, M27	0.5
Swanwick Railway Station	1.8
Fareham Railway Station	4.0
Southampton Airport Parkway Railway Station	10.0
Southampton International Airport	9.7
Southampton	10.2
Portsmouth	10.6



1460 Solent House, Parkway, Solent Business Park

SAT NAV: PO15 7AF

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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