

For Sale

- Suit Owner Occupiers and Investors
- Individual Offices from 1,523 - 2,461 sq ft
- Good Car Parking




Keygrove
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023 8063 5333

Vacant Offices For Sale

1,523 - 12,366 sq ft (141.49 - 1,148.8 sq m)

1632 - 1643 Parkway, Whiteley, Fareham, Hampshire, PO15 7AH

Description

These are vacant offices. The properties are due to be internally cleaned and externally cleaned and painted. The offices have suspended ceilings, fluorescent lighting, kitchenettes and WC facilities. Most of the units have perimeter trunking, kitchenettes, double glazing and most have fitted carpets. The office units require modernisation.

Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
1632 Parkway	1,611	149.66
1633 Parkway	1,536	142.69
1634 Parkway	1,523	141.49
1635 Parkway	1,527	141.86
1636 Parkway	1,533	142.42
1640-1641 Parkway	2,461	228.63
1642-1643 Parkway	2,175	202.06
Total	12,366	1,148.8

Energy Performance Certificate

A copy of the EPC's are available on request.



Terms

The premises are available as individual units, combined or as a whole. Please refer to the schedule of accommodation below.

Rates

We recommend that prospective tenants or purchasers verify rates with the Valuation Office

VAT

We are advised that VAT will not be payable.



Vacant Units Parkway, Solent Business Park, Whiteley, Hampshire, PO15 7AH

Vacant Units

Property	Floor	Sq Ft	Sq M	Tenant	Potential Rental Value @ £15/sqft	Parking	Asking Price
1632 Parkway	Ground	759	70.48	Vacant	£24,165	10	SOLD
	First	853	79.21				
	Total	1,611	149.69				
1633 Parkway	Ground	764	70.98	Vacant	£23,040	10	UNDER OFFER
	First	772	71.69				
	Total	1,536	142.67				
1634 Parkway	Ground	757	70.35	Vacant	£22,845	9	SOLD
	First	766	71.19				
	Total	1,523	141.54				
1635 Parkway	Ground	734	68.16	Vacant	£24,495	9	SOLD
	First	793	73.66				
	Total	1,527	141.82				
1636 Parkway	Ground	761	70.73	Vacant	£22,905	10	UNDER OFFER
	First	772	71.69				
	Total	1,533	142.41				
1640-1641 Parkway	Ground	1,234	114.64	Vacant	£36,915	14	SOLD
	First	1,227	114.02				
	Total	2,461	228.66				
1642-1643 Parkway	Ground	1,061	98.53	Vacant	£32,625	13	£326,250
	First	1,114	103.48				
	Total	2,175	202.01				
1644-1645 Parkway	Ground	1,151	106.97	Vacant	£34,695	13	UNDER OFFER
	First	1,162	114.42				
	Total	2,313	221.39				
Total							Equates to £150/sqft

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 1 3/4 miles to the west and benefits from direct services to Southampton Central, Portsmouth Harbour and Brighton. Southampton International Airport is located at J5 of the M27, approximately 10 miles to the west.

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.

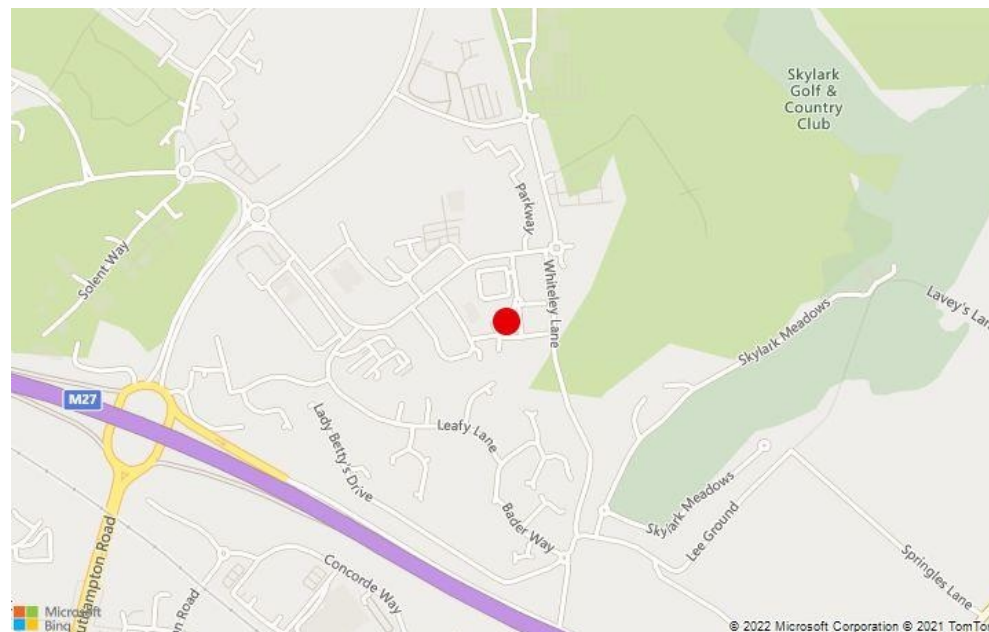
The properties are accessed from Parkway between Spectrum 1600 Parkway and Prism 1650 Parkway.

For all enquiries:

Lauren Udall MRICS

Email: lu@keygrove.com
Direct Dial: **023 8083 5964**
Office: **023 8063 5333**
Mobile: **07388 949740**

Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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