



HELLIER  
LANGSTON

Commercial Property Consultants

# FOR SALE

**High spec freehold offices with vacant possession**  
**1550 Parkway, Whiteley, Fareham PO15 7AG**



## KEY FEATURES

**17,394 sq ft (1,616 sq m)**

**108 car parking spaces (ratio of 1:161 sq ft)**

**Refurbished and fitted out to a high specification**

**New VRF air conditioning system**

**Partially furnished**

**Prominent location**

**1 x 8 person passenger lift**

**LED lighting throughout**

**Gym space, with locker and shower facilities**

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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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## 1550 Parkway, Whiteley, Fareham PO15 7AG

### Description

1550 Parkway comprises a modern detached, three storey, purpose-built office building with brick and render elevations under a pitched slate roof

The building has recently been stripped back to shell and refurbished to provide Grade A space with a high-end fitout.

### 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 Office	579.79	6,241
First Floor Office	569.25	6,127
Second Floor Office	466.88	5,026
<b>Total</b>	<b>1,615.92</b>	<b>17,394</b>

EPC  
B-33

### Specification

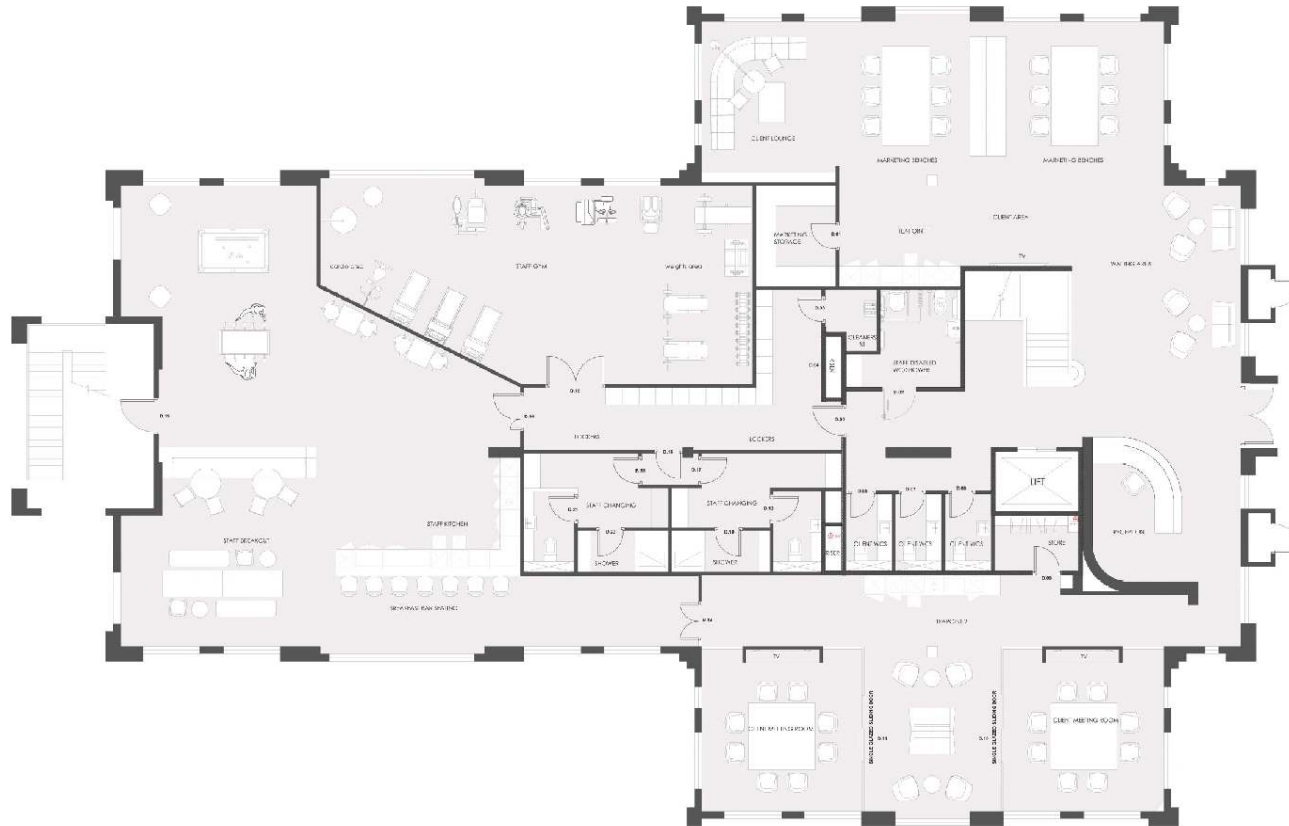
- Parking ratio 1:161sqft
- LED lighting throughout
- New M&E inc. air conditioning
- Carpeted and tiled flooring
- Combination of suspended and plaster ceilings with recessed lighting
- High-spec fitout



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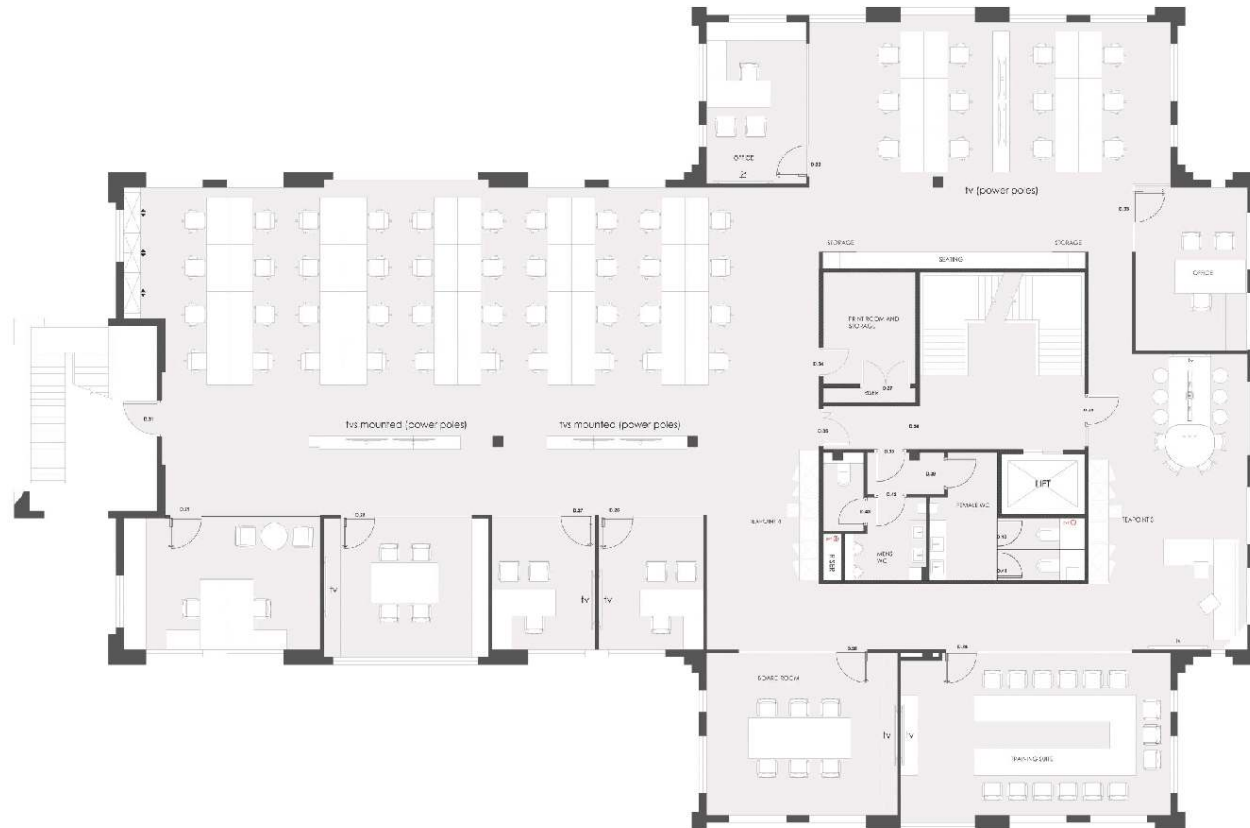
GROUND FLOOR LAYOUT

**SPECTRUM.**

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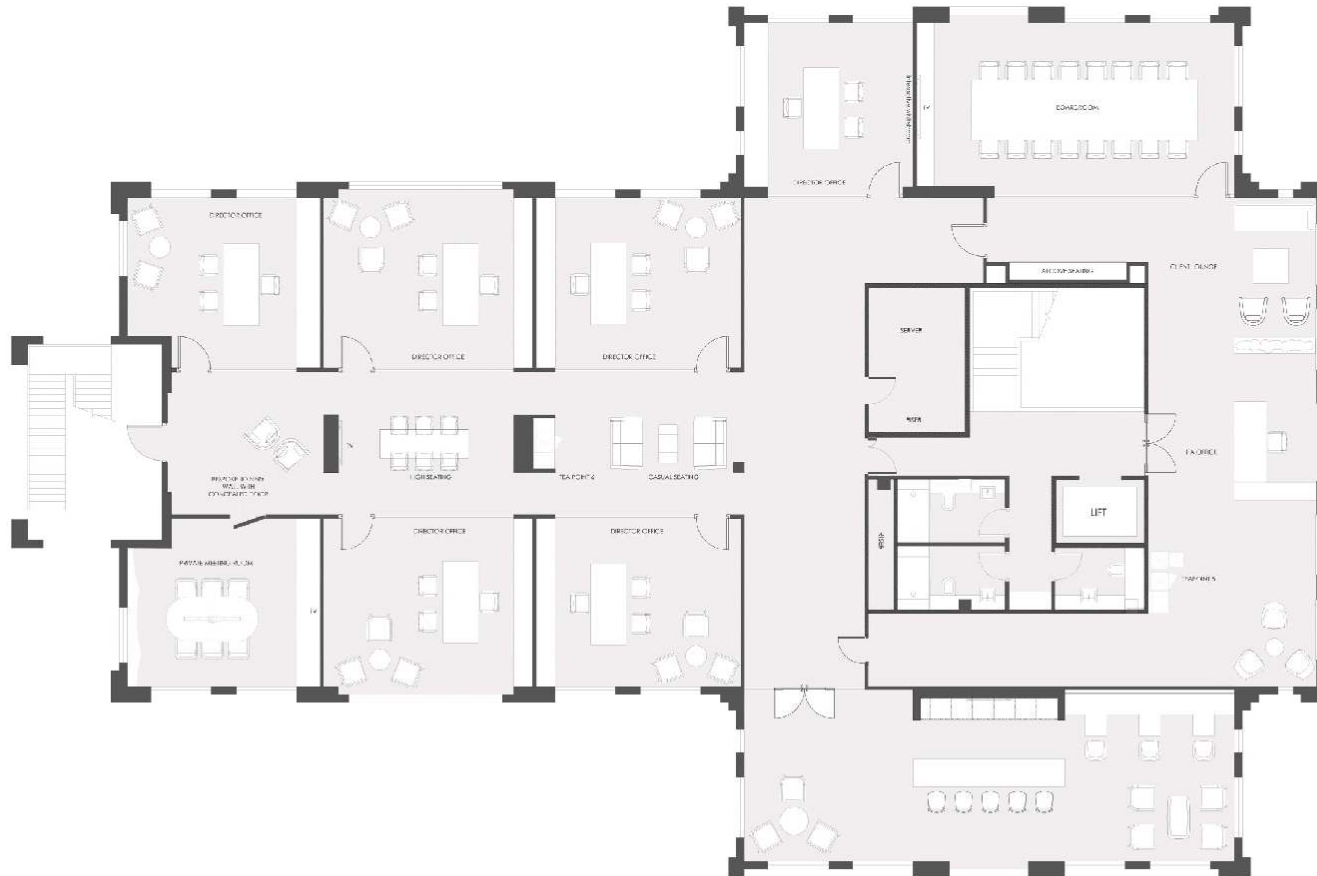
FIRST FLOOR LAYOUT

**SPECTRUM.**

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SECOND FLOOR LAYOUT

**SPECTRUM.**

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# FOR SALE

## 1550 Parkway, Whiteley, Fareham PO15 7AG

### 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.

### Title

The premises are available freehold.

### Price

On application.

### Rateable Value

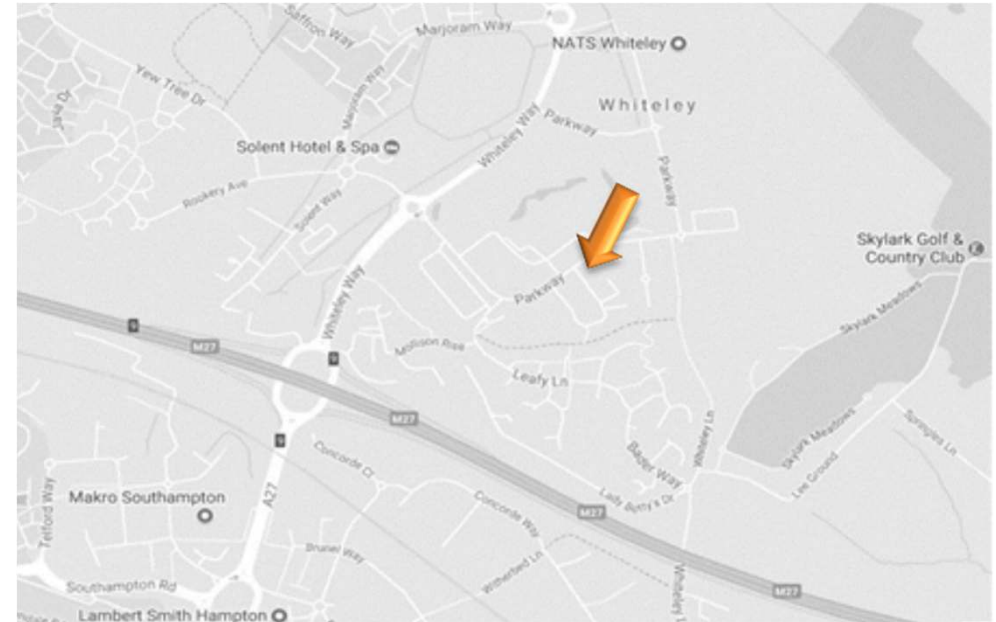
The premises are assessed as a whole as offices and Premises with a 2023 Rateable Value of £194,000.

### Estate Charge

An Estate Charge is levied by the Solent Business Park Management

### Viewing

Strictly by appointment with the joint sole agents, Hellier Langston and Vail Williams.



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



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