

FOUR 500 PARKWAY



Prestigious Offices
Last Remaining Suite
5,237 sq ft (486.56 sq m)

TO LET

4500 PARKWAY | Solent Business Park | PO15 7AY

FOUR500 PARKWAY

Mature landscaping - dynamic exteriors

FOUR500 PARKWAY is a highly specified headquarters office building in a prominent position on Solent Business Park. A comprehensive refurbishment has created high quality, flexible office floors arranged around a spectacular central atrium together with contemporary common areas including an impressive new reception and break-out/waiting area. The building is set in a spacious plot with mature landscaping and benefits from one of the best car parking provisions on the South Coast.

TO PORTSMOUTH

TO SOUTHAMPTON



Modern office space - contemporary interiors

The building provides the following facilities:

- 35 parking spaces
- Impressive new reception area
- Striking central atrium, waiting / break-out area
- New two pipe fan coil cooling system
- Fully accessible raised floor
- Installed floor boxes and tenant power system
- Suspended ceilings
- Male, female and disabled toilets
- Mature landscaped setting
- Excellent natural light

FOUR500 PARKWAY is a highly specified headquarters office building in a prominent position on Solent Business Park

Flexible space - highly specified

The available ground floor suite provides a total of 5,237sq ft (486.56 sq m)

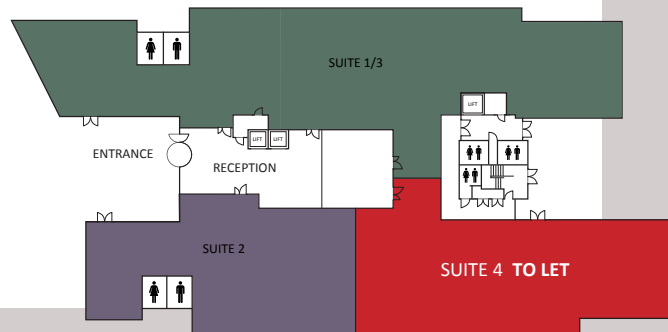
FOUR500 PARKWAY



Ground Floor Split

- Suite One/Three: LET
- Suite Two: LET
- Suite Four:
5,237 sq ft (486.56 sq m)

First and second floors let to Cavidian.



The property has been measured in accordance with the International Property Measuring Standards (IPMS3) November 2014.

For business - for pleasure

FOUR500 PARKWAY and Whiteley Shopping Village provide a unique destination for both business and pleasure. The village has quickly established itself as a popular retail and leisure destination for people of all ages. With over 50 high street retailers and several restaurants and cafés centred around a new town square.

Retailers include:

M&S, Boots, Next, Fat Face, H&M, Holland & Barrett, River Island, etc. together with restaurants such as Frankie & Benny's, Prezzo, Chimichanga, Café Nero, Subway and Starbucks and others.

■ **FOUR500** PARKWAY will meet the demanding requirements of any modern business.

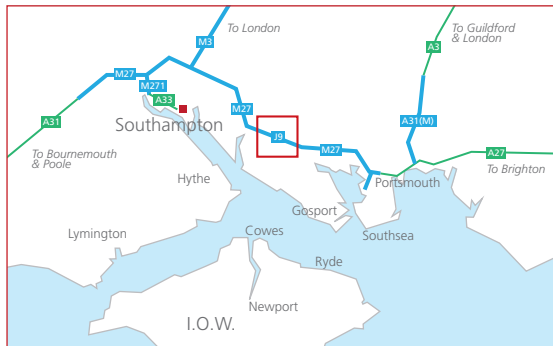
A perfect location - a beautiful park setting

FOUR500 PARKWAY is situated in an elevated, prominent position on the Solent Business Park, which is home to a wide range of national and international businesses. The building is a two minute walk from The Solent Centre which lies at the heart of the Park and provides facilities such as a Dominos, Subway, Trechers, a barbers, a beauty salon and a dentist.

Distances from **FOUR500 PARKWAY** to:

■ Fareham: 3.3 miles	■ Waterlooville: 15.2 miles
■ Portsmouth City Centre: 10.6 miles	■ Winchester: 21.9 miles
■ Southampton Airport: 12.3 miles	■ Petersfield: 24.2 miles
■ Southampton City Centre: 14.6 miles	■ London City Centre: 80.4 miles

Distances provided by AA Route Planner



KEY

- 1 Zurich
- 2 National Air Traffic Services
- 3 Northrup Grumman
- 4 Shoosmiths Solicitors
- 5 Matchtech
- 6 Regus
- 7 Specsavers

FOUR500 PARKWAY

- **Terms**
Full Repairing and Insuring lease.
- **Rent**
On application.
- **Service Charge**
A service charge is payable- details available upon request.
- **Rateable Value**
Business rates are payable.
Incoming tenants to make their own enquiries as to the level of rates payable.
All parties to undertake their own investigations.
- **Legal Costs**
Each party to be responsible for their own legal fees.
- **Energy Performance Certificate**
D100.
- **Viewing**
Strictly by appointment through the joint sole agents:

Nella Pang

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Nik Cox

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Misrepresentation Act 1985

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