



Prestigious Modern Headquarters Offices TO LET

Solent Business Park Fareham PO15 7JZ



BUILDING







Modern Headquarters Offices **TO LET**

From: **7,000 sq ft** (650.30 sq m)

To: **53,126 sq ft** (4,935.53 sq m)



- **Prestigious HQ office suites prominently positioned on Solent Business Park**
- **Good access to motorway junction**
- **Air conditioning**
- **1:293 sq ft parking ratio**
- **Four passenger lifts**
- **Shower facilities on each floor**
- **Raised floors**

Regarded as the premier business park within the south central area, Solent Business Park is ideally situated for all types of business in a number of different market sectors.

Other occupiers on the scheme include: Cobham, HSBC, ITV, Lockheed Martin, Northrup Grumman, Specsavers and Zurich Insurance.

Solent Business Park Fareham PO15 7JZ

B U I L D I N G





Location

Solent Business Park provides easy access to Junction 9 of the M27. The park is approximately 10 miles to the east of Southampton and 12 miles to the west of Portsmouth. Fareham town centre is approximately 5 miles to the south. Southampton International Airport and Southampton Airport Parkway railway station are both within approximately 10 miles via the M27 at Junction 5.

Solent Business Park is a mixed use development covering 49 ha (130 acres). The Park was originally developed principally by Arlington Developments, now part of Goodman International. In addition M&G acquired 12.14 ha (30 acres), in conjunction with Conrad Phoenix Properties Ltd to develop approx. 46,450 sq m (500,000 sq ft) of office space in 11 buildings, known as The Forum, 6 of which were built. The Park has over 60 businesses represented and approximately 6,000 people are employed there.

Accommodation

Ground Floor:	1642.67 sq m	17,682 sq ft
First Floor:	1642.99 sq m	17,685 sq ft
Second Floor:	1649.87 sq m	17,759 sq ft
Total:	4935.53 sq m	53,126 sq ft

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition).

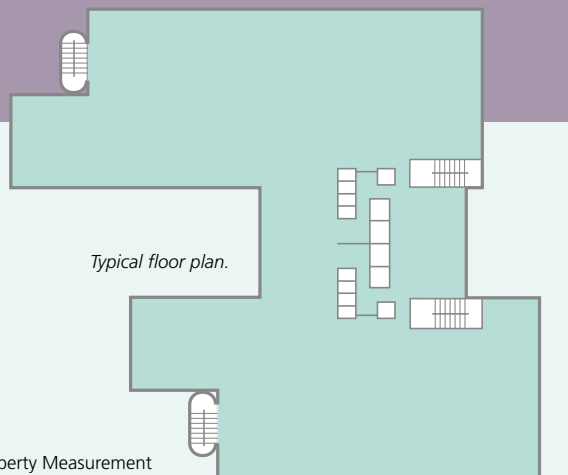
A separate schedule of floor areas measured in accordance with the RICS Property Measurement First Edition dated May 2015 in line with the International Property Measurement Standards 3 (IPMS3).

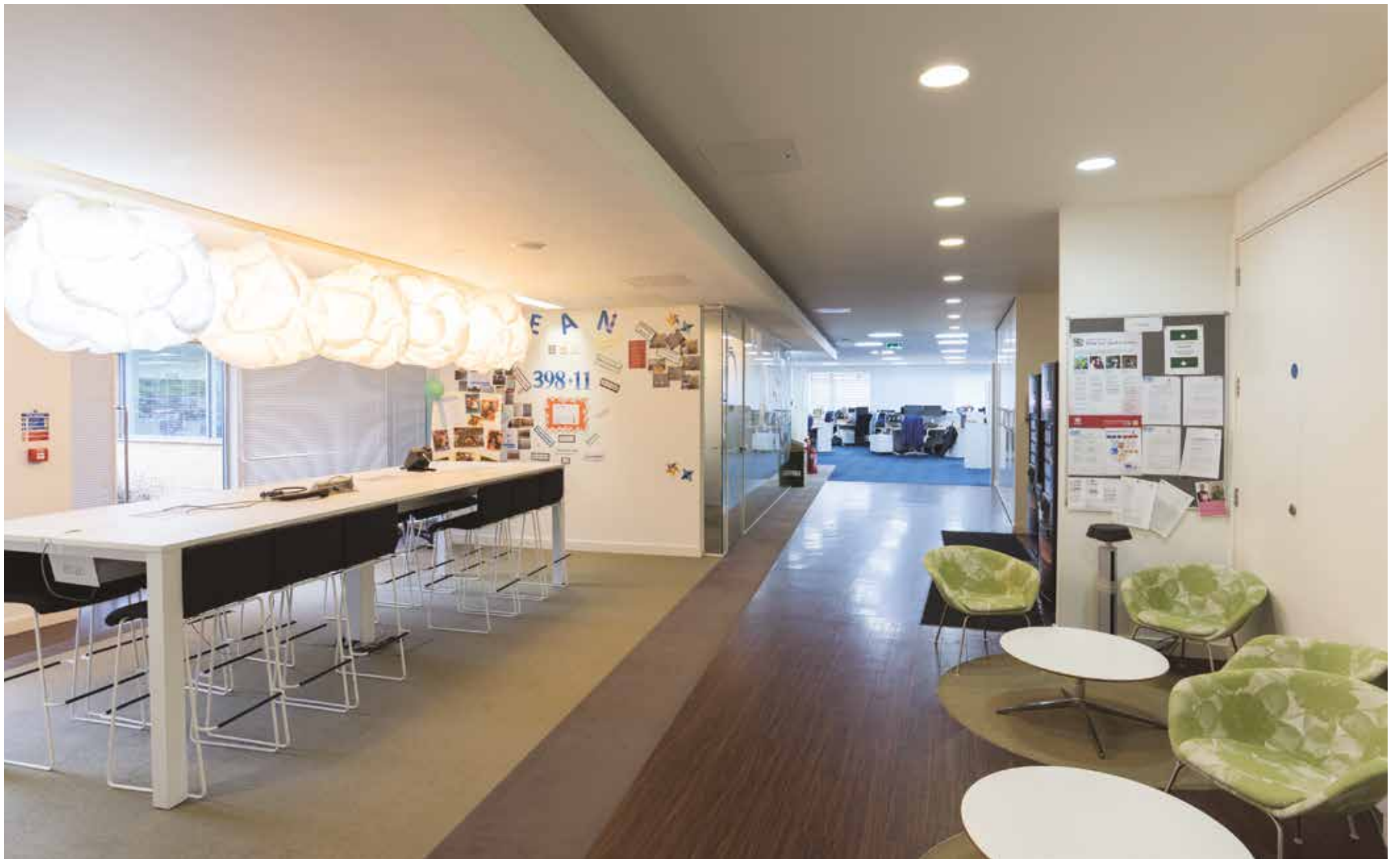
Description

Building 3000C is a highly specified headquarters office building in a prominent position on Solent Business Park.

The property benefits from Grade A office accommodation over three floors (ground, first and second) of open plan configuration.

- Air conditioning
- Raised floors
- Four passenger lifts
- Shower facilities on each floor
- 181 car parking spaces (1:293 sq ft)









Only a short walk from 3000C, the Whiteley Shopping Village has quickly established itself as a popular retail and leisure destination for people of all ages.

Whiteley Shopping Village is an exciting shopping venue with over 50 popular high street retailers, with several restaurants and cafés, centred around a new town square.

Far more than simply a superb headquarters location, the Solent Centre and Whiteley Shopping Village provides a unique destination for both business and pleasure.

Companies based on Solent Business Park

- 1: Zurich Insurance
- 2: National Air Traffic Service
- 3: Subway
- 4: Trenchers & Fresh to Desk
- 5: Covidien
- 6: Northrop Grumman
- 7: Shoosmiths Solicitors
- 8: HSBC
- 9: Datacard
- 10: Forum Deli
- 11: ITV Meridian
- 12: Optegra
- 13: Cobham
- 14: Lockheed Martin

Retailers based on Whiteley Shopping Village

- A: Clarks
- B: H&M
- C: Next
- D: Mamas & Papas
- E: Marks & Spencer
- F: Monsoon
- G: WHSmith





Distances from 3000C

Southampton	10 miles
Southampton Airport (Parkway)	5 miles
Fareham Train Station	5 miles
Swanwick Train Station	2 miles
Portsmouth	11 miles
London	80 miles



Terms

The accommodation is available by way of a new Full Repairing and Insuring sublease or assignment to expire no later than 23rd June 2022.

Rent

On Application.

Service Charge

A service charge is payable - details available upon request.

Rateable Value

Business rates are payable.
The property is to be reassessed into separate hereditaments.
All parties to undertake their own investigations.

Legal Costs

Each party to be responsible for their own legal fees.

Energy Performance Certificate

C-60. An Energy Performance Certificate (EPC) is available upon request.

Viewing

Strictly by appointment through the joint sole agents:

Nella Pang

nella.pang@eu.jll.com

m:07738 625431

d: 0238 038 5611

Andy Hodgkinson

ahodgkinson@lsh.co.uk

m:07702 801 595

d: 01489 663 534



Misrepresentation Act 1985

Jones Lang LaSalle and Lambert Smith Hampton for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Jones Lang LaSalle and Lambert Smith Hampton has any authority to make or give any representation or warranty whatever in relation to this property. Date prepared 04/2017.