



**PRISM**

**1650 PARKWAY, SOLENT BUSINESS PARK, FAREHAM**

Solent Business Park Junction 9 M27 PO15 7AH

**3,330 sq ft** (309.39 sq m) - **7,996 sq ft** (742.83 sq m)

## 1650 PARKWAY

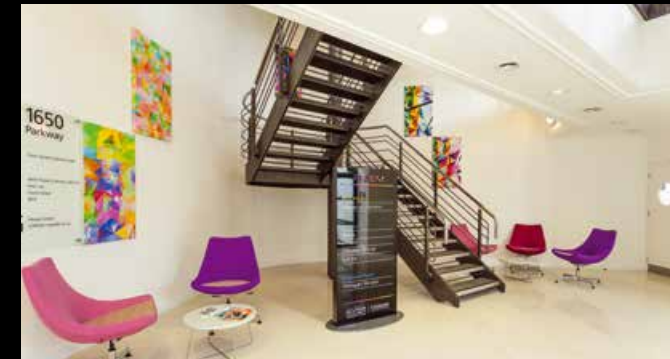
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# PRISM

Prism at 1650 Parkway is prominently located at the heart of the vibrant Solent Business Park, a 130 acre centre of enterprise in the Solent Corridor which is home to more than 60 companies employing over 5,000 people.

Solent Business Park offers excellent amenities, including a range of cafés, the 4-star Solent Hotel, the Parsons Public House and Subway. A Tesco supermarket is located adjacent to the 50-store Whiteley Shopping Centre to the north of the Park.

Phase 2 of the Shopping Centre opened in 2015 and includes a Cineworld and an additional 30,000 sq ft of restaurant and leisure provision.





## Be Impressed

Prism extends to 29,591 sq ft (2,749 sq m) over ground and two upper floors and is arranged as two wings either side of a central atrium. Currently 3,330 - 7,996 sq ft (309.39 - 742.83 sq m) of high quality, refurbished, open plan office space is available, offering occupiers maximum flexibility with a specification that includes:

- Newly refurbished common parts
- Newly installed shower on the first floor
- Newly refurbished male, female and disabled WCs
- Energy efficient air conditioning and heating
- Raised access floors
- Suspended ceilings
- Energy efficient LED lighting
- Car parking at a ratio of 1:175 sq ft

## Accommodation

Ground Floor South	3,330 sq ft	309.39 sq m
First Floor West	4,666 sq ft	433.48 sq m

Floor plan measurements are approximate and produced on an NIA basis.



## Terms

Available on a new full repairing and insuring lease for a term to be determined.

## EPC

Energy Performance Rating: C - 71.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Be Perfectly Positioned

Solent Business Park is located at Junction 9 of the M27 and sits strategically 10 miles to the east of Southampton and 11 miles to the west of Portsmouth.

### COMMUNICATIONS

The Park benefits from extensive transport communications:

### Road

Excellent road and motorway communications via J9 M27.

### Rail

The Park is served by two stations: Swanwick Station (4 miles) and Southampton Airport Parkway (9 miles) which provides a direct service to London Waterloo (1 hour 6 minutes).

### Air

Southampton International Airport is located approximately 9 miles to the west and serves over 40 UK and European cities.



### VIEWING

Strictly by appointment through the joint agents below.



On instructions from: **CRAIGARO**

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