

2 BELFRY HOUSE SOLENT BUSINESS PARK FAREHAM PO15 7FJ



MODERN SELF-CONTAINED OFFICE TO LET

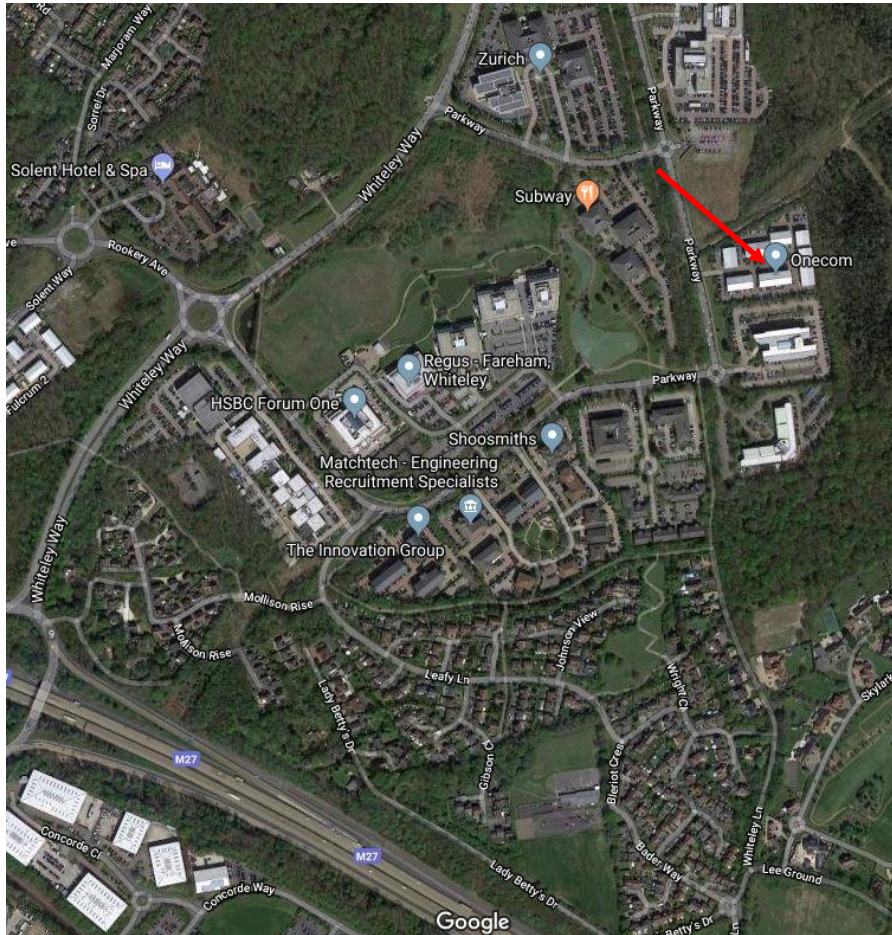


2,043 sq.ft (189.87 sq.m) IPMS3

KEY FEATURES

- “Plug and Play” – Ready for occupation
- Comfort cooling
- Category 5 network cabling
- Gas fired central heating
- 6 allocated car spaces

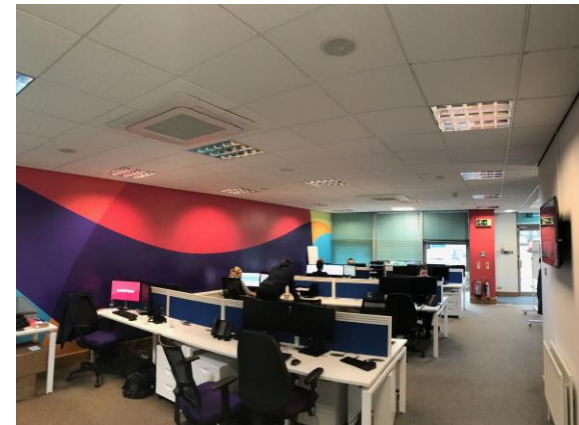
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LOCATION

The Links is a prestigious office campus development on the superbly located Solent Business Park, midway between Southampton and Portsmouth providing fast access to the motorway network with Southampton International Airport just 12 miles away. The Solent Centre shops with Wine Bar and O'Brien's sandwich bar is located opposite.

Whiteley Shopping Centre is located within easy reach and includes a number of leisure operators, High Street retailers and restaurant including Tesco Superstore, with petrol filling station, Cineworld, M&S, Next, Fat Face, H&M, Boots, Starbucks, Pizza Express, Nando's, Five Guys and many more.



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DESCRIPTION

Belfry House is a two storey office building which was constructed in 2003. The property is demised over ground and first floor. The property benefits from:

- Open plan office space
- Comfort cooling
- Category 5 network cabling
- Male and female WCs
- Kitchenette
- Gas fired central heating
- Fully access raised floors
- LED lighting (first floor)
- Allocated car parking.

TENURE

The premises are available on a new full repairing and insuring lease for at term to be agreed.

RENT

£31,500 per annum exclusive of business rates, estate service charge and VAT.

ESTATE SERVICE CHARGE

To be confirmed.

SCHEDULE OF AREAS (APPROX. IPMS3)

Description	ft ²	m ²
Ground Floor	1065	98.98
First Floor	978	90.89
Total	2043	189.87

EPC RATING

D(77)

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a Rateable Value of £28,000. However, we would advise an interested party to confirm the accuracy of this information.

LEGAL COSTS

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

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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SUBJECT TO CONTRACT
March 2019

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