



HELLIER
LANGSTON
Commercial Property Consultants

FOR SALE

**Unit 3 The Belfry, The Links, 4400 Parkway,
Solent Business Park, Whiteley PO15 7FJ
Freehold Office Investment**



KEY FEATURES

Modern office unit

New Lease

NIA 1,983 sq. ft. (184 sq. m.)

8 allocated parking spaces

Close to J9 M27

Call us on: **01329 220 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

For Sale

Office Investment

Description

Unit 3 is a mid-terraced two storey office constructed with full height glazed curtain walling and an impressive entrance creating maximum profile and providing good natural light.

- Open plan office accommodation
- Ground and first floor WCs
- Gas fired central heating
- Full access raised floor
- Suspended ceilings with Cat II lighting
- 8 allocated parking spaces (one in tandem)

Accommodation

The property has been measured and has the following approximate net internal area:

	sq. ft.	sq. m.
Unit	1,983	184

Lease Information

The property is let to Giganet from 17th November 2022 for a term of 5 years at a rent of £36,000 per annum exclusive. There is a tenant only break clause on 17th November 2025.

Giganet have been in occupation for over 15 years.

Tenure

Freehold.

Price

We are instructed to seek offers in the region of £450,000 subject to contract. A purchase at this level would reflect a net initial yield of 7.5% after the deduction of purchaser's costs.

VAT

The property is elected for VAT. We envisage a sale as a Transfer of a Going Concern (TOGC).

Rateable Value

Offices and premises £29,500

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

To follow.

Legal Costs

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



For Sale

Office Investment



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

FOR SALE

Office Investment

Location

The Links is an office development on the established Solent Business Park. The development is situated midway between Southampton and Portsmouth providing excellent access to the motorway network and Southampton International Airport, which is approximately 12 miles distant.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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



Andy Hellier
m: 07930 661782
e: andy@hlp.co.uk

Hellier Langston
E1 Fareham Heights
Standard Way
Fareham
PO16 8XT
01329 220 111
www.hlp.co.uk



HELLIER LANGSTON
Commercial Property Consultants

01329 220 111
www.hlp.co.uk



Important Information Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to