

Part Ground Floor, Yarmouth House,
1300 Parkway
Solent Business Park
PO15 7AE



- Ground floor office suite available
- Fully refurbished
- LED lighting
- Comfort cooling
- Raised access floors & suspended ceilings
- Additional Breakout & meeting rooms available
- 10 car parking spaces
- EV Charging points

2,421 sq. ft. (224.9 sq. m.)

Ground Floor Office Suite – Yarmouth House

To Let

Location

Solent Business Park is situated adjacent to J9 of the M27, halfway between Southampton and Portsmouth. The M3 and A3 routes to London are quickly and easily accessible. As well as local rail services from Swanwick Station, London Waterloo is just over an hour from Southampton Airport Parkway Station with direct services also running to Reading, Birmingham and many other destinations.

Description

The offices are on the ground floor of this detached, two storey business premises. The building benefits from a ground floor reception area which provides access to the office suites, with a central lift and WC facilities. The offices are being refurbished and will provide open plan accommodation with suspended ceilings, LED lighting, raised floors and air conditioning. Externally, 10 parking spaces will be allocated to the suite. The tenant will also have use of an EV charging point. On the first floor there is a large kitchen and breakout area with meeting rooms which the tenant can use if required. This will be under a separate agreement from the lease.

Terms

Available on a new lease, terms to be agreed

Business rates

The current building will be re-assessed on completion of the works

EPC

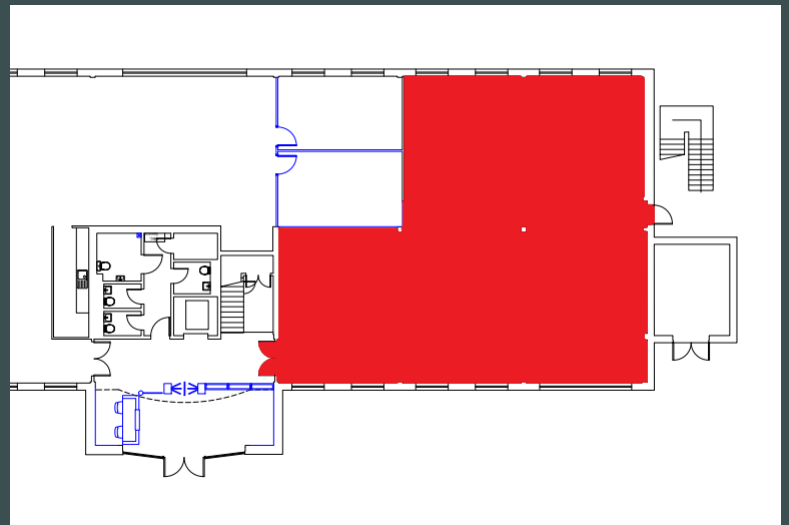
Current EPC rating of C (69). It is expected to generate a B on completion of the works

Rent

£18 per sq. ft.

Service Charge

A service charge will be payable, further details available



Contact Us

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