



SPECTRUM

1600 PARKWAY, SOLENT BUSINESS PARK, PO15 7AH



Spectrum

TO LET

**First Floor Office Suite with Parking
Immediately off Junction 9, M27 & Close to Excellent Amenities
2,577 sq ft (239.40 sq m)**

Description

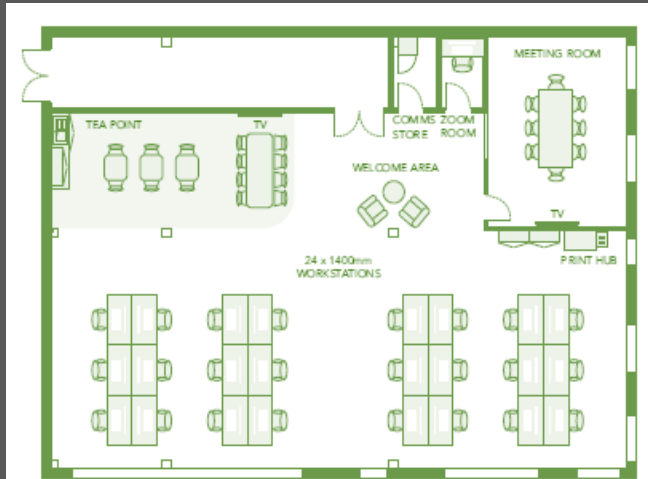
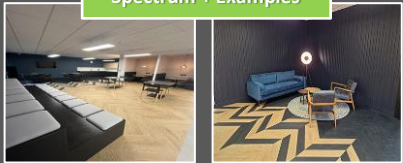
Spectrum is a large 40,000 sq ft self-contained office arranged over ground and two upper floors with an excellent parking ratio. The available space is situated on the first floor, which has an open plan configuration with meeting rooms and a kitchen. The communal areas are currently being refurbished by the new owners to provide an impressive, modern entrance together with upgraded toilets and shower facilities. Electric car charging for six vehicles is also being introduced by mid-2023 for the occupiers sole use.

Spectrum +

The part first floor offices are available to an open plan specification, or the owners are able to provide a fully fitted space ready for immediate occupation. As shown on the indicative plan a bespoke fitout of the office can be provided which is envisaged to include 24 workstations, large meeting room, a video conference room and an additional kitchen/breakout area for your team's immediate use.



Spectrum + Examples



➤ Proposed Floor Plan/Spectrum + Package



Features

- Air conditioning
- Modern kitchen and designated breakout area
- 13 Allocated parking spaces
- Located just off J9 of the M27
- Recently refurbished
- LED lighting
- Fully fitted option available
- Onsite shower facilities
- Electric vehicle charging points available Summer 2023

Summary

Size	2,577 sq ft
Rent	£17.50 per sq ft
Rates Payable (approx.)	£5.97 per sq ft
Service Charge	£5.58 per sq ft
EPC Rating	B (50)





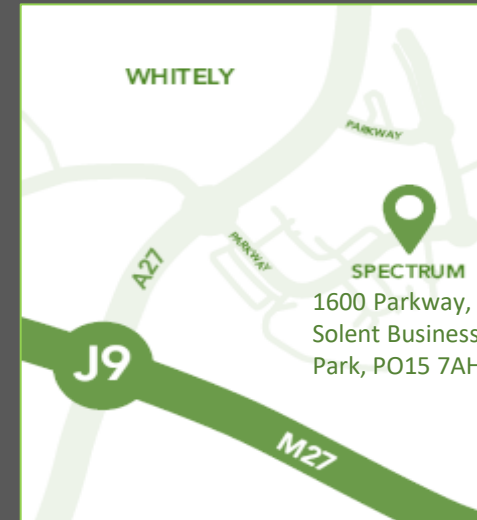
Location

Spectrum is located within Solent Business Park, a 130 acre park with excellent amenities including a variety of cafés, the Parsons Collar public House, the 4-star Solent hotel and a Subway.

Whiteley Shopping Centre is a short walk away which has a wide range of shops, restaurants and leisure amenities including Tesco, M&S, Starbucks and Wagamama. The park is home to more than 60 companies employing over 5,000 people.

Spectrum is host to a number of companies including BMT, Cooper Homewood and recently Copello.

The park is located just off junction 9 of the M27. Rail access is via Swanwick Station (2 miles) and Southampton Airport Parkway (9.9 miles) which provides a direct service to London Waterloo in 66 minutes. Southampton International Airport is located 9.9 miles to the west.



Destinations	Miles
J9, M27	0.8
Whiteley Shopping Centre	0.7
Swanwick Railway Station	2.0
Fareham Railway Station	4.9
Southampton Airport	9.9
Southampton	10.0
Portsmouth	10.7

Terms

A new FRI lease is available direct from the landlord at a rent of £17.50 psf (£45,097.50 pax).
A Spectrum Plus fitout is available at an enhanced rent subject to specification.

Parking

13 spaces. Additional parking maybe available.

Legal Costs

Each Party to be responsible for their own legal costs.

VAT

We understand that VAT is payable.

Business Rates

All enquiries to Winchester City Council.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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