

BUILDING C, THE ZURICH CENTRE,  
SOLENT BUSINESS PARK, PO15 7JZ

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**Available To Let / For Sale**

**Modern headquarters building in the heart of  
Solent Business Park**

**52,878 sq ft available with  
186 parking spaces (1:280 sq ft)**



For further information please contact:

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**Richard Harding**

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**Jordan Willcock**

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**brayfoxsmith.com**

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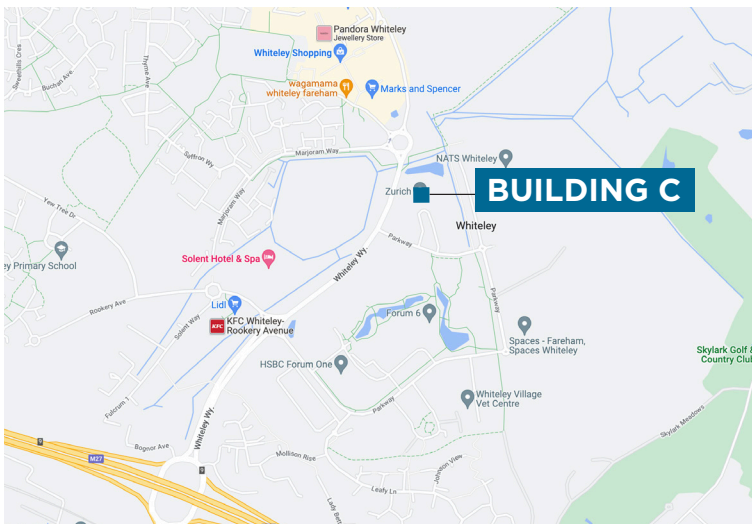
## LOCATION

Building C occupies a prominent position on Solent Business Park which is a 2 minute drive from the M27. The nearest towns are Southampton and Portsmouth, which are 10 and 12 miles away and Central London is 80 miles away. Swanick is the nearest train station, which is a 1.5 mile walk and takes 18 minutes into Southampton with the fast train to London taking a further 71 minutes.

Solent Business Park benefits from an excellent local amenity, with multiple shops, coffee/sandwich bars, gym, hairdressers, and dog day care facilities all located on the park. Whiteley Shopping Centre is located just over the road and overs c.250,000 sq ft of retail and F&B offerings. There is also The Solent Hotel & Spa and various golf courses located nearby.

## DESCRIPTION

Building C offers occupiers a headquarters building on Solent Business Park, which is both, well positioned and highly specified. The building comprises 52,878 sq ft over ground and two upper floors with excellent parking provision. The floors can be split into wings from c.8,000 sq ft and benefit from excellent natural light and a secluded central courtyard.



## SPECIFICATION

- Three pipe VRF fan coil system
- Fully accessible raised floors (150mm)
- Suspended ceilings with LG3 lighting (2nd floor has LED lighting)
- Four 12-person passenger lifts
- Male, female and disabled toilet facilities on each floor
- Fully DDA compliant
- Excellent parking ratio (1:280 sq ft)
- Attractive landscaped park
- Excellent local amenity offer nearby

## AVAILABILITY

Floor	sq ft	sq m
Reception	935	87
Ground	16,499	1,533
First	17,685	1,643
Second	17,759	1,649
<b>Total</b>	<b>52,878</b>	<b>4,912</b>

## TERMS

Available on a new fully repairing and insuring lease or as a freehold.

## RENT/PRICE

Upon application.

## VIEWING

Strictly by appointment only via the sole letting agent.

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