



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**Comprehensively refurbished, open plan office accommodation  
with excellent ESG credentials**

**1400 Parkway, Whiteley, Fareham PO15 7AF**



## KEY FEATURES

**318 sq m (3,423 sq ft) – 1,069.73 sq m (11,516 sq ft)**

**Car parking ratio of 1:197 sq ft**

**Suspended ceilings incorporating recessed PIR operated LED lights**

**New VRF air conditioning system**

**EPC B-26**

**Heat recovery ventilation with inverter technology (temperature exchange efficiency 75%).**

**450 sq ft roof terrace on the second floor**

**Passenger lift**

**Shower facilities and secure cycle storage**

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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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## 1400 Parkway, Whiteley, Fareham PO15 7AF



### Description

1400 Parkway comprises a modern detached, three storey, purpose-built office building with brick and render elevations under a pitched slate roof. The building has undergone a comprehensive refurbishment to provide Grade A space with excellent ESG credentials and minimise service charge costs.

### Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to NIA as follows:

Floor	sq m	sq ft
Ground Floor Reception	25.73	277
Ground Floor Office	363	3,908
First Floor Office	363	3,908
Second Floor Office	318	3,423
<b>Total</b>	<b>1,069.73</b>	<b>11,516</b>

### Specification

- EPC B
- Parking ratio 1:197sqft
- Secure indoor cycle storage

Each floor will have:

- Its own separately sub-metered electricity
- Raised access floors giving flexibility for floor underfloor cabling
- Suspended ceilings incorporating modular LED lighting panels with PIR sensor controls
- A newly installed variable rate flow heating and cooling system
- Heat recovery ventilation with inverter technology (temperature exchange efficiency 75%).
- Its own demised WC facilities (ladies, gents & accessible)
- Showers demised for ground & first floor offices
- A dedicated kitchenette area
- Dedicated mail boxes

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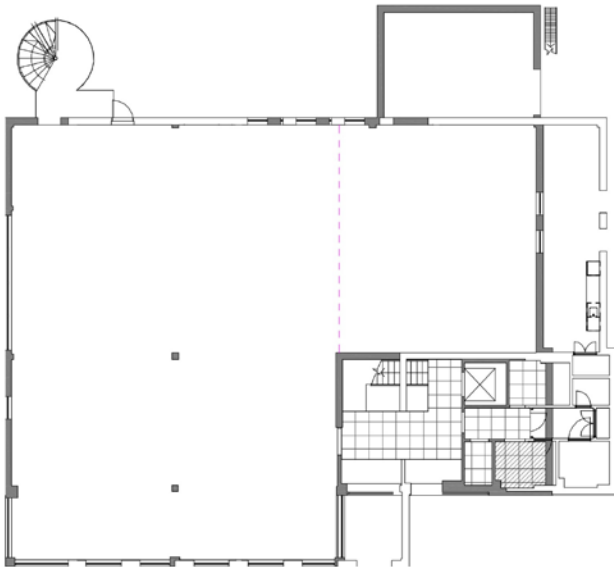


The accommodation is available as a whole, or on a floor by floor basis

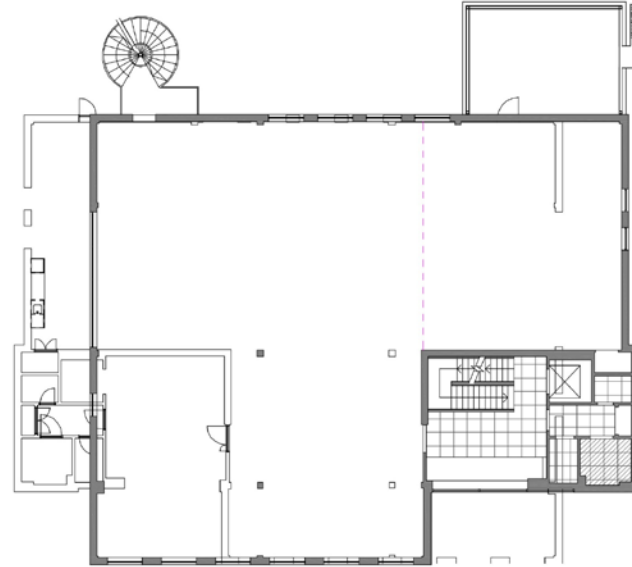
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# TO LET

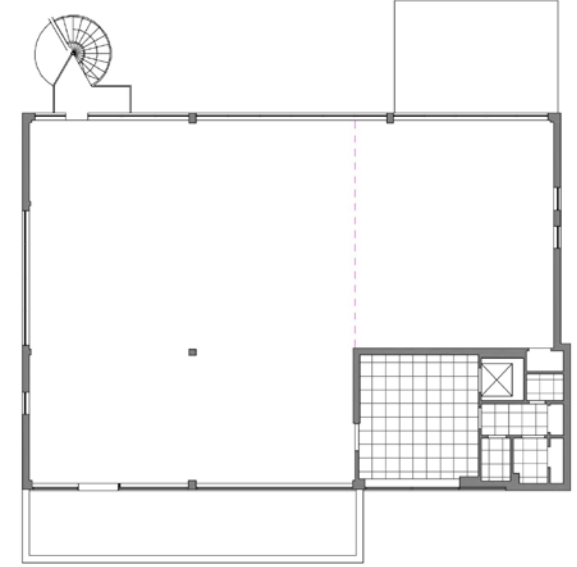
1400 Parkway, Whiteley, Fareham PO15 7AF



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# TO LET

## 1400 Parkway, Whiteley, Fareham PO15 7AF

### Location

Solent Business Park is the South Coast's premier business park. It is located equidistant between Southampton and Portsmouth just off Jct 9 of the M27. 1400 Parkway is prominently positioned in the Solent Village section of Solent Business Park, fronting Parkway.

### Road:

Solent Business Park is accessed directly from Junction 9 of the M27 motorway which runs from Southampton to the west and Havant to the east

### Rail:

Three key railway stations (Swanwick, Southampton Airport Parkway & Fareham) are located within 10 miles of the park, providing direct links to Central London and the South Coast

### Legal Costs

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

### Viewing

Strictly by appointment with the sole agents.

### Terms

Units are available by way of new Full Repairing and insuring lease(s) for a term to be agreed.

### Rent

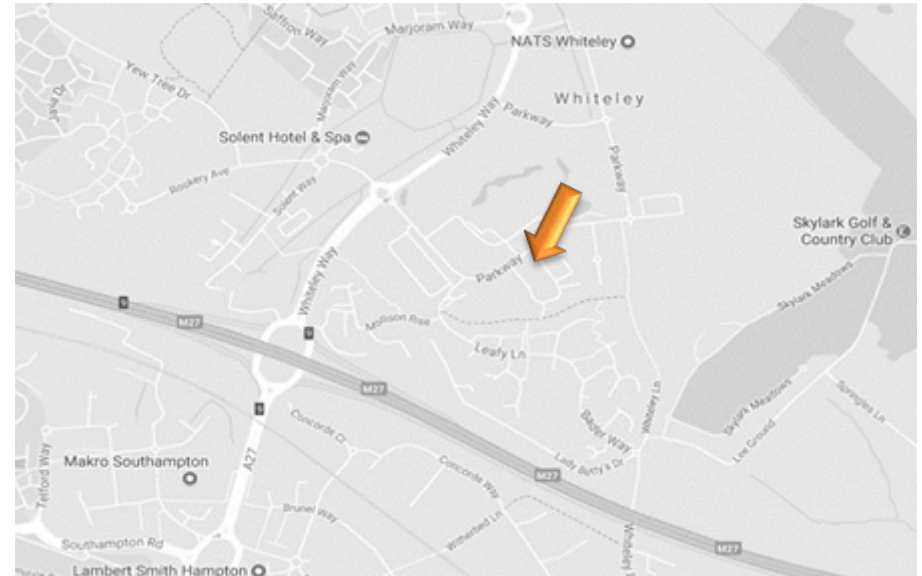
£23.50 sq ft

### Rateable Value

The premises are assessed as a whole as offices and Premises with a 2023 Rateable Value of £153,000.

### Service Charge

A service charge will be levied to cover the Estate Charge, and maintenance and repair of the common parts and utilities. Details upon application.



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