

Forum 3, Solent Business Park, Whiteley, Fareham  
PO15 7FH



# TO LET

## ■ Fully Managed Business Centre

## ■ Key Features

- Range of office suites available
- Established business location
- Flexible terms available
- High speed internet access
- Meeting rooms and break-out areas
- CCTV and 24/7 access
- Staffed reception
- High profile occupancies nearby

### Location

Fareham is located approximately 15.5 miles east of Southampton and 8.3 miles north west of Portsmouth. The city benefits from **excellent road communications** being situated at Junction 10 of the M27, which links to M3 and A3(M) and provides **access to London and the wider national motorway network**.

The property is situated within **Solent Business Park**, an established development with high profile occupiers including **The Innovation Group, Meridian Television, Nationwide and National Air Traffic Services**.

### Accommodation

The scheme comprises a **modern business centre** which offers a **range of offices** to suit most business needs.

The centre benefits from the following amenities:

- High-speed internet
- CCTV
- 24/7 access
- Internal telecoms/IT support
- Mailbox and virtual office packages
- Meeting rooms and break-out areas
- Staffed reception
- Inclusive monthly billing

### VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

### Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

[portsmouthproperties@flude.com](mailto:portsmouthproperties@flude.com)

023 9262 9000

[www.flude.com](http://www.flude.com)

### Terms

With the **'Easy In, Easy Out'** terms you are able to **stay as long as you like or leave with as little as one months notice**. The agreements are simple and make great business sense; this **flexibility means costly legal fees can be avoided**, you can move in on the same day you sign your agreement and you can even relocate within the centre if your business needs change. Further information on request.

### EPC

We understand the property has an **EPC rating of C (68)**.

### Business Rates

The majority of the Rateable Values are below £12,000, therefore, we believe that **small business rate relief is possible**.

### Legal Fees

Each party to bear their own legal costs incurred.

### Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.



*Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.*

*Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.*

*We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.*

19 January 2019