

Key Features

- Premier M27 Business Park
- 8 x Allocated Parking Spaces
 - Low Service Charge
- Strategically located between Southampton & Portsmouth



Primmer Olds B.A.S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292



Unit 2 Troon House, 4400 Parkway

DESCRIPTION

The Links is a prestigious office campus development on the superbly located Solent Business Park. Strategically between Southampton & Portsmouth, Solent Business Park provides quick access to the motorway network via Junction 9 M27 with Southampton International Airport just 12 miles away. Located opposite The Links is The Solent Centre with a selection of shops and cafes.

Troon House is a high quality two storey office building providing modern open plan offices with raised floors, suspended ceilings with inset lighting and central heating.

ACCOMMODATION

Floors Areas	Sq Ft	Sq M
Ground Floor	1,081	335.11
First Floor	1,057	327.67
Total	2,138	198.62

Areas stated are on a Net Internal Area basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition



PLANNING

Understood to be B1(a) office. Interested parties are advised to make their own enquiries.

RATES

Rateable Value £30,250

Source - voa.gov.uk

The 2019/2020 small business multiplier is 0.491 (49.1 payable per £1). This determines what business rates are payable.

If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable.

All parties are advised to make their own enquiries for confirmation.

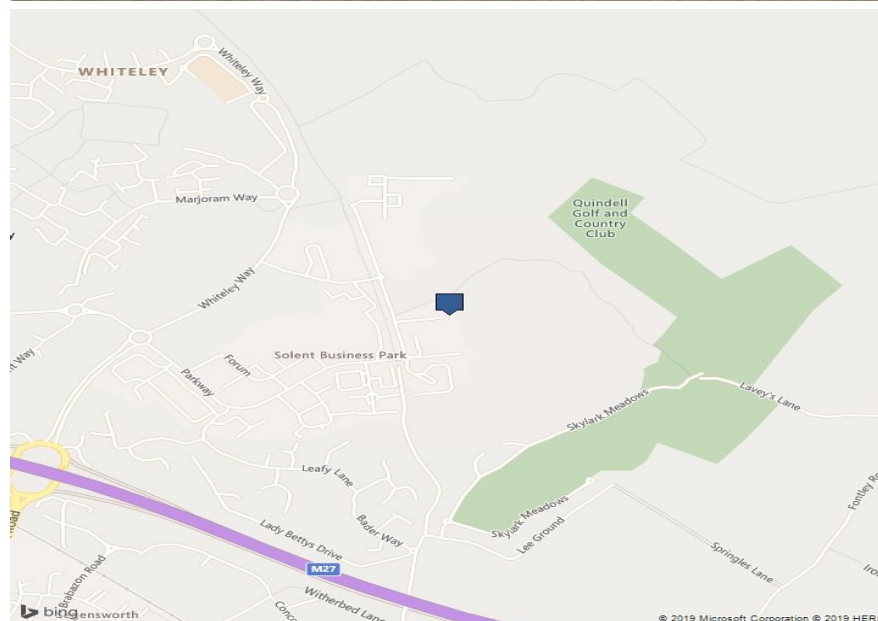
EPC

Asset Rating - B42

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £29,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be an estate charge levied to cover communal costs approx. £650+VAT per quarter inclusive of buildings insurance. Note: It is understood VAT is payable on rents.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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