

7 VICTORY PARK, SOLENT BUSINESS PARK,
FAREHAM PO15 7FN



SELF-CONTAINED OFFICE HEADQUARTERS TO LET/FOR SALE



KEY FEATURES

- 12 allocated car spaces
- Comfort cooled
- Raised access floors
- Kitchen

1528 to 3223 sq ft (142 to 299 sq m) Net Internal Area

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LOCATION

Unit 7 is located on the prestigious Victory Park office campus comprising 14 buildings.

The scheme provides immediate access to the motorway via J9 and is located within an established woodland setting at the prestigious Solent Business Park. The 4 star Shires Inn Solent Hotel is located within the vicinity.

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DESCRIPTION

Unit 7 provides a self-contained state of the art two storey semi-detached office with generous ground floor entrance lobby with stairs, toilets, platform lift. The ground and first floor office areas provide open plan spaces, benefiting from the following amenities:

- Suspended ceiling with CAT 2 lighting
- Comfort cooling/heating system
- Kitchenette on both floors

The office campus benefits from CCTV monitored security.

TENURE

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENT

£56,385 per annum, exclusive of VAT, business rates and estate service charge.

PRICE

£630,000 (Six Hundred and Thirty Thousand Pounds).

ESTATE SERVICE CHARGE

There is an estate service charge payable, details on request.

SCHEDULE OF AREAS (APPROX. NIA)

Description	ft ²	m ²
Ground Floor	1528	141.97
First Floor	1528	141.97
Total Approx. Net Internal Area	3056	283.94
Plus lobby	134	12.47
Plus understairs cupboard	31	2.96
Total	3222	299.37

EPC

B(48)

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £41,250. However, we would advise an interested party to confirm the accuracy of this information.

LEGAL COSTS

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

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

Russell Mogridge

Vail Williams LLP

Tel: 07815 737175

Email: rmogridge@vailwilliams.com

William Elgeti

Vail Williams LLP

Tel: 07584 214668

Email: welgeti@vailwilliams.com



SUBJECT TO CONTRACT
January 2019

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