



Primmer Olds B.A.S

TO LET

High Quality Modern Office on Popular Business Park

UNIT 2 TROON HOUSE, THE LINKS, 4400 PARKWAY, SOLENT BUSINESS PARK, FAREHAM, HAMPSHIRE PO15 7FJ

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



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www.primmeroldsbas.co.uk

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



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



Mr Patrick Mattison
Director
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Surveying Executive
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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.

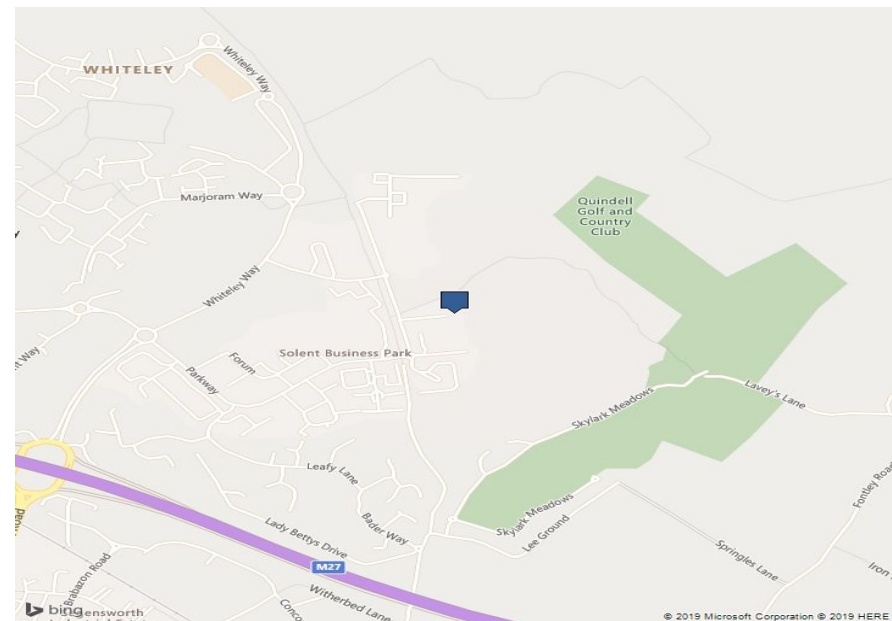
EPC

Asset Rating - B42

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £32,000 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.



Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchases or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.