



### KEY FEATURES

- To Let – ground floor offices with parking
- Quoting rent: £45,000 pax
- 2,572 Sq. Ft / 239 Sq. M
- Located on Solent Way, Whiteley
- Under a mile from Junction 9 of M27
- Open-plan, air-conditioned office suite
- Includes partitioned offices / meeting rooms
- Staff kitchen, communal entrance lobby and WCs
- EPC rating B
- Available by way of a sub-lease



## DESCRIPTION

The available space comprises the ground floor of a purpose-built office building. It is accessed via a communal entrance (shared with one other tenant in occupation on the first floor) and is configured as a largely open-plan office suite, with a range of different-sized offices and meeting rooms included within the space, along with a staff kitchen. Shared WC facilities and an accessible lift to the first floor are found in the lobby area.

The offices are air-conditioned with suspended ceilings and a mix of strip and panel lights, carpet tiling, aluminium double-glazed windows and floor boxes for data and power connections, while externally there is car parking for 10 vehicles plus unrestricted overflow parking on nearby service roads.

## SITUATION

Fulcrum 2 is situated just off Solent Way in Whiteley, approximately 1 mile north of Junction 9 of the M27 south coast motorway. The local area comprises a large and highly popular business park with substantial office premises, while there are also a number of nearby retail parks with typical commercial offerings.

## ACCOMMODATION

The ground floor suite has been measured on a net internal area (NIA) basis and comprises 2,572 Sq. Ft / 239 Sq. M.

## TENURE

Available to let by way of a sub-lease to the existing 10-year head lease dated 6<sup>th</sup> December 2023 (break option 1<sup>st</sup> December 2028), exclusive of any service charge for the building maintenance and common areas, utilities, business rates and VAT, at a quoting rent of £45,000 pax.

## RATEABLE VALUE

The building is presently rated a whole, and the VOA (Valuation Office Agency) indicates a rateable value of £34,790 for the ground floor. A reassessment may be required upon occupation by a new tenant.

## LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in this transaction. All prices quoted are subject to VAT provisions.

## EPC RATING

The entire building is currently rated B (37).

## VIEWINGS

All enquiries and appointments to view must be made via sole agents Trinity Rose Commercial on 01962 888900.



**Disclaimer Property Details:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. May 2025.

