



5 Turnberry House, 4400 Parkway, Whiteley P015 7FJ

**TO LET
FOR SALE**

Self Contained Offices

**4,283 Sq Ft
(398 Sq M)**

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DESCRIPTION

The available property is a modern self-contained office block split over two floors. The building benefits from raised access floors, air conditioning, LED lighting and floor to ceiling windows. There is a kitchenette on the ground floor and dedicated server room on the first floor.

- ✓ Open Plan Offices Over Two Floors
- ✓ Air Conditioning & Raised Access Floors
- ✓ Ground & First Floor WC's
- ✓ 16 Car Parking Spaces
- ✓ Adjacent to J9 of the M27
- ✓ Floor to Ceiling Windows

LOCATION

Turnberry House is located at Solent Business Park, the premier business hub for the South Coast. The park lies adjacent to J9 of the M27 motorway equidistant between the two major population centres of Portsmouth and Southampton. Nearby there are excellent local amenities at Whiteley Shopping Centre.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	2,076	193
First Floor	2,207	205
Total	4,283	398

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

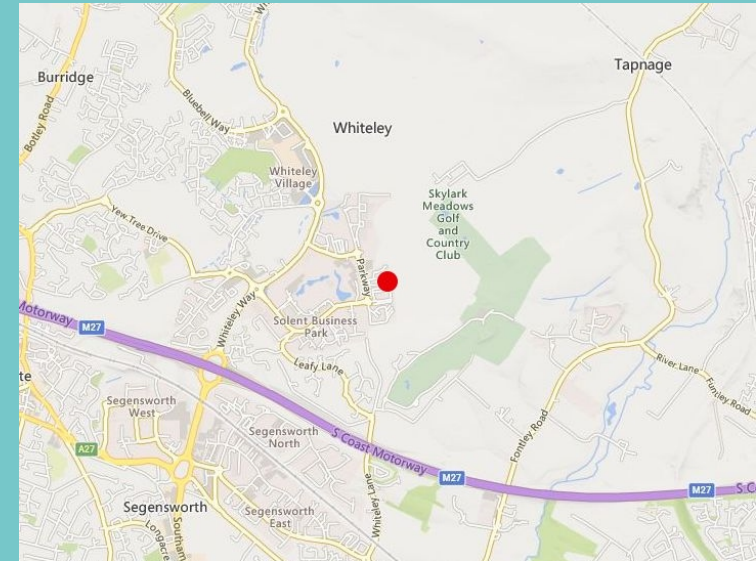
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The freehold is available on a quoting price of £750,000. Available by way of a FRI lease on terms to be agreed, rent of £15 psf.

EPC

The Energy Performance Certificate is C (60).



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VIEWING & FURTHER INFORMATION

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