

UNIT 14 VICTORY PARK, SOLENT BUSINESS PARK,  
**FAREHAM, PO15 7FN**



## OFFICES (WITH PARKING) TO LET

**\*\*\* ALL INCLUSIVE FLEXI-LEASE AVAILABLE \*\*\***

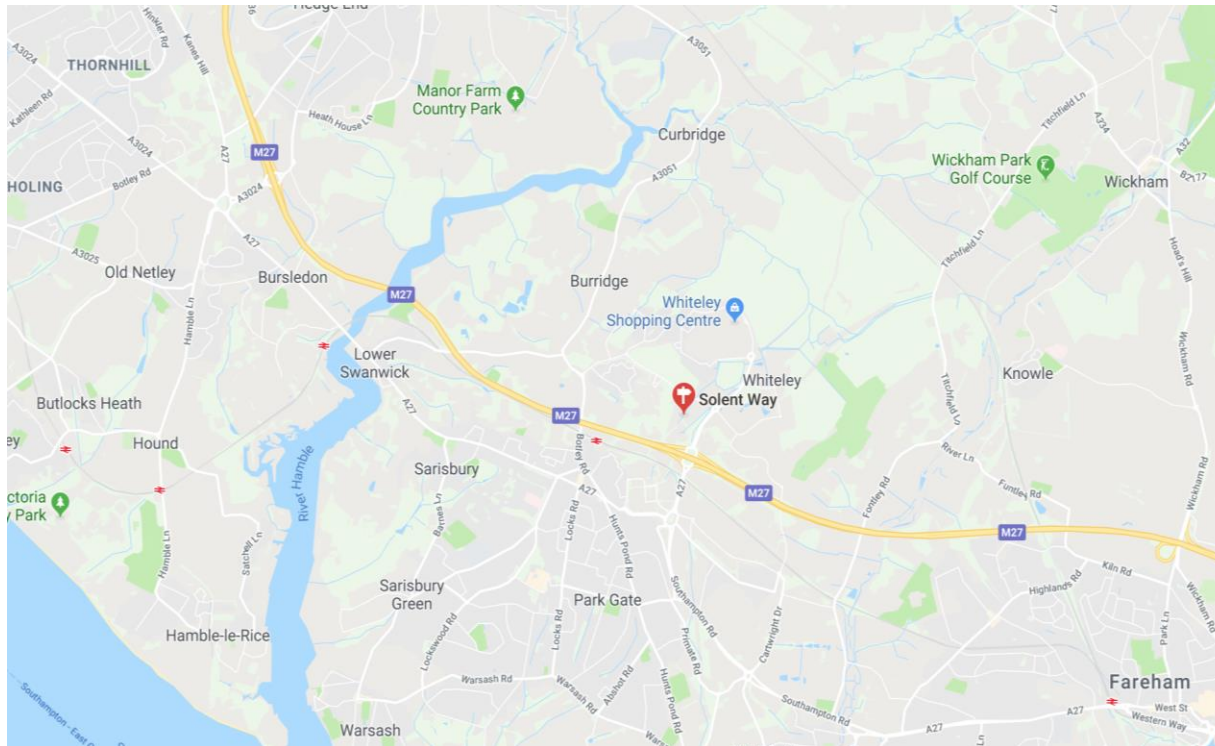


### KEY FEATURES

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

**1,349 sq.ft. (125.31 sq.m)**

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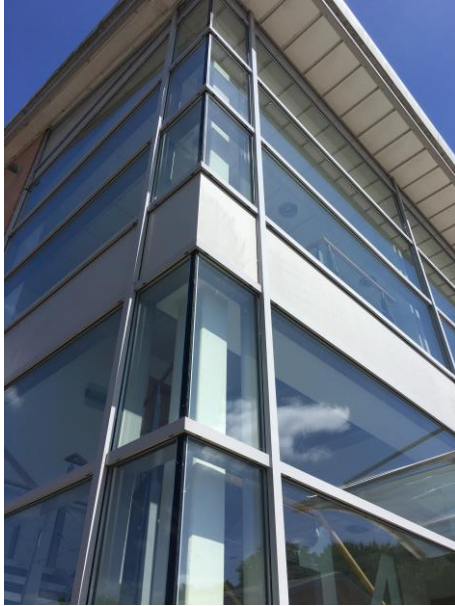


## LOCATION

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

The scheme provides immediate access to the motorway via Junction 9 and is within close proximity to Whiteley Shopping Centre. The Solent Hotel and Spa is also within walking distance.

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## DESCRIPTION

Unit 14 provides a first-floor suite within a two storey semi- detached office building benefitting from the following amenities: -

- Suspended ceilings
- Large kitchen and breakout area
- Fully DDA compliant with disabled toilet, kitchen, lift and access
- Fully accessed raised floors
- Open plan space
- Perimeter trunking
- Diffused lighting
- Carpeted
- WC facilities

## SCHEDULE OF AREAS (APPROX.)

Description	ft <sup>2</sup>	m <sup>2</sup>
Unit 14 (First Floor)	1,349	125.31

*The offices have been measured in accordance with the International Property Measuring Standard (IPMS3) May 2015.*

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## TERMS

### Option 1

Available on a new full repairing and insuring lease on terms to be agreed.

### Option 2

Alternatively, a new 2 year flexi-lease can be granted, where both parties can give 3 months' notice in advance at any time after the initial 6 months occupancy.

## RENT

	Rent per annum
Option 1	£20,000
Option 2	£34,000

### Option 1

Exclusive of VAT, business rates, service charge and buildings insurance.

### Option 2

Inclusive of rent, business rates, service charge, building insurance but exclusive of VAT and power consumption.

## SERVICE/ESTATE CHARGE

A service charge will be payable.

## PARKING

5 allocated parking spaces.

## BUSINESS RATES

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value of this unit is £19,000.

However, we would advise an interested party to confirm the accuracy of this information.

## EPC RATING

Unit 14 - TBC

## LEGAL COSTS

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

## 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.

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## VIEWING

Strictly by appointment through the sole agents below.

## CONTACTS

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**Subject to Contract  
April 2019**

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