



First Floor Ailsa, 4400 Parkway, Fareham P015 7FJ

TO LET

Modern Office With Parking

**3,150 Sq Ft
(293 Sq M)**

DESCRIPTION

Ailsa Building is a high quality, three storey, mid terrace, purpose built office building. The first floor office will be redecorated, and consists of a flexible open plan space, private offices and meeting rooms, a kitchenette, and benefits from comfort heating and cooling. There are refurbished WC's, a shower on the ground floor and a bicycle storage to the rear. There's a generous parking allocation of 14 spaces for the first floor suite, with a potential for an installation of electric charging bays.

- ✓ A Variety of Amenities Within Walking Distance
- ✓ Comfort Heating & Cooling
- ✓ Raised Access Floors
- ✓ 14 Allocated Parking Spaces
- ✓ Bicycle & Shower Facilities
- ✓ Abundance of Natural Light

LOCATION

Ailsa Building is located on the prestigious Links office campus set within the highly established and successful Solent Business Park. The location offers first class links to the motorway network via J9 of the M27, within easy reach of the M3 and A3(M). Local rail services are provided from Swanwick. The Solent Centre and Whitley Shopping Centre are within walking distance.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor Suite	3,150	293
Total	3,150	293

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

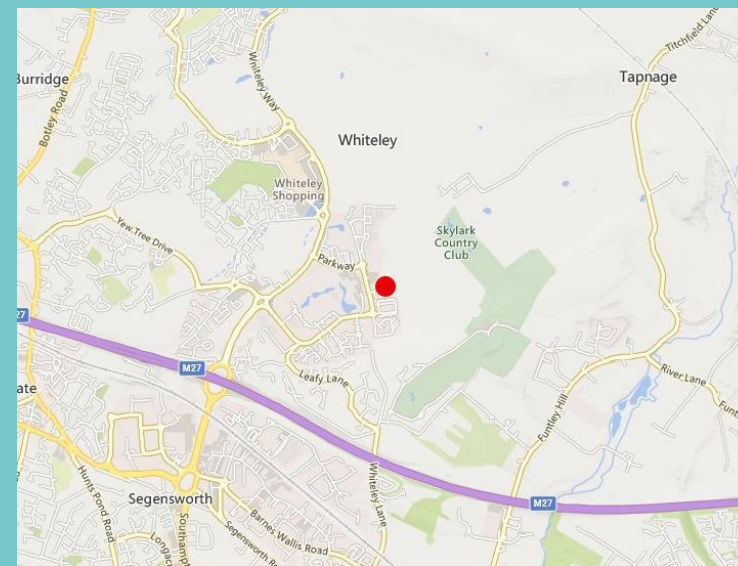
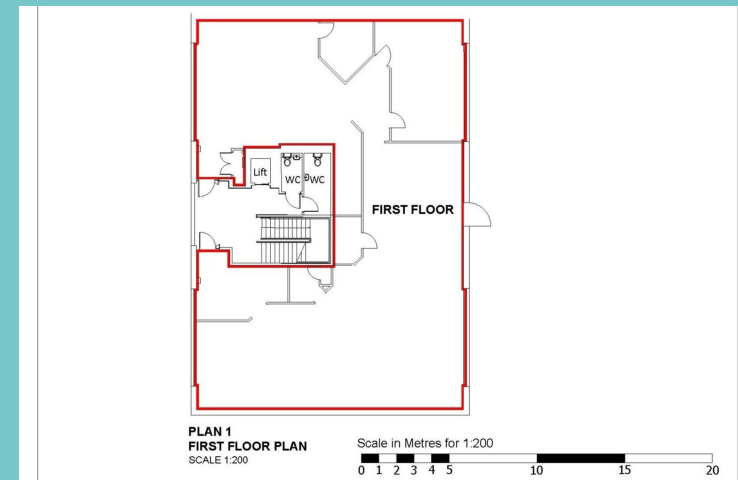
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new Full Repairing & Insuring lease on terms to be agreed. Rent on application.

EPC

The Energy Performance Asset Rating is C (52).



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