



SOLENT BUSINESS PARK, J9 M27, HAMPSHIRE, PO15 7FE

**Transport Links**

**By Road**

Portsmouth	11 miles
Southampton	10 miles
Fareham	5 miles
Southampton Airport	10 miles
Southampton Parkway	10 miles

**By Rail**

Journey time to London Waterloo from Southampton Parkway is just over one hour.

**By Air**

From Southampton Airport; Flights to most UK airports and other European destinations.

**By Sea**

Passenger service available from Portsmouth to Caen, Cherbourg, St Malo and Le Havre.



For viewing and further information please contact the joint agents:

**HE**  
Hughes Ellard  
www.hughesellard.com  
01329 220033  
023 8022 4080

**Lambert Smith Hampton**  
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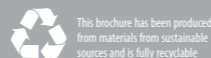
**John Bird Associates**  
01962 775777  
www.johnbirdassociates.co.uk

**Allied Developments Limited**

MISREPRESENTATION ACT 1967

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www.fulcrumM27.com



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NEW BUSINESS UNITS  
SURROUNDED BY MATURE WOODLAND  
WITH DIRECT ACCESS TO J9 M27

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SOLENT BUSINESS PARK HAMPSHIRE

# FULCRUM 4

## Fulcrum 4, Solent Business Park

Fulcrum 4 is a new business centre, providing 12 units in three blocks with sizes varying from 2,520 to 7,461 sq ft.

The units are set within the mature wooded environment of Fulcrum providing pleasant rural surroundings with good access to the M27 at Junction 9.

### Accommodation Schedule

The following areas are gross internal approximate.

Unit No	Ground floor sq m	First floor sq m	Total sq m	Total sq ft	Parking Spaces	Occupier
1	350.40	342.72	693.12	7,461	17	CDS Rail
2	286.44	289.43	575.87	6,199	13	AVAILABLE
3	285.96	288.48	574.44	6,183	13	AVAILABLE
4	201.97	198.24	400.21	4,308	8	Hi-Spec Corporation
5	141.49	141.24	282.73	3,043	6	AVAILABLE
6	141.49	139.24	280.73	3,022	6	CSS Security
7	118.46	115.64	234.10	2,520	6	SeaCom
8	118.46	115.64	234.10	2,520	6	Blue Ocean Wireless
9	141.49	139.24	280.73	3,022	6	Blue Ocean Wireless
10	141.25	141.01	282.26	3,038	6	Pro-Tec Fire
11	141.49	139.24	280.73	3,022	6	Concept Roofing
12	118.46	115.64	234.10	2,520	6	Grapefruit Graphics



### Features

- Units of steel portal frame construction with profile cladding to elevations
- Each unit provided with gas, electricity and water supply
- Ground floor production areas with loading door
- Ground floor clear height of 3.35m
- First floor fully fitted offices
- Allocated car parking
- Bespoke fitting can be arranged

### Tenure

**For Sale** - The buildings are to be sold by way of a 999 year ground lease at a peppercorn ground rent.

**To Let** - New full repairing and insuring leases available, length of term to be agreed, subject to 5 yearly upward only rent reviews. Rent on application.

There will be an estate service charge, to which the purchasers/occupiers will contribute towards communal external maintenance costs, external power and landscaping etc.