

# St Andrews House

4400 PARKWAY, WHITELEY, FAREHAM, HAMPSHIRE, PO15 7FJ



Ground & First Floor Offices To Let  
394 to 836 sq m (4,247 to 9,006 sq ft)



## Location

St Andrews House is located at the entrance of the prestigious office campus at The Links, Parkway, Solent Business Park and provides easy access to the M27 via Junction 9. Immediately opposite The Links is located the Solent Centre which provides a delightful place for lunch with O'Briens Coffee Shop, Subway and Dominoes Pizza.

Located at the entrance of the business park is the 4 star Shire Inns Hotel with 111 bedrooms, swimming pool and gym. The rear of the site offers superb woodland walks with the Lee Ground Coppice which is a designated site of special interest (SSSI) and to the rear of this surrounding woods is Quindell Golf Club.

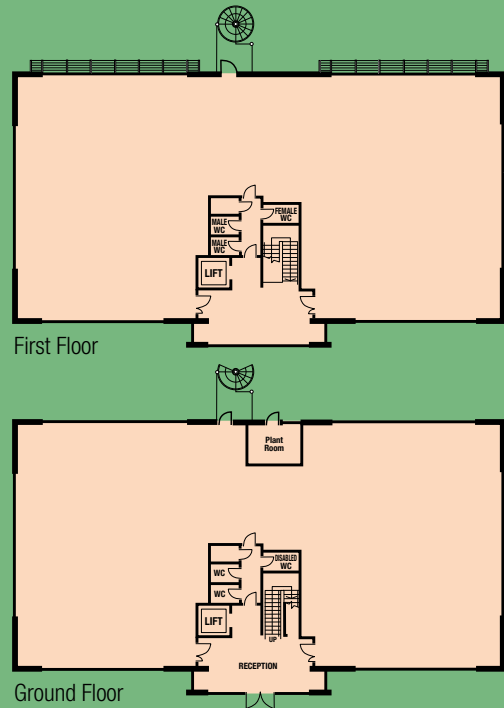
## Description

The property comprises a detached two storey office headquarters constructed in 2003.

The building is designed around a central service core providing a generous ground floor reception with stairs and lift to the first floor with male and female WCs on each level. The building benefits from the following amenities:

- **Open plan office areas with customised fit-out on the first floor**
- **Lift**
- **Better than average floor to ceiling heights**
- **Quality floor to ceiling glazing providing excellent natural light**
- **Air conditioning system**
- **Access raised floors**
- **40 allocated car parking spaces**

The building provides a company with a prominent statement office building. Alternatively, consideration for letting the building on a floor by floor basis will be given.



[www.hughesellard.com](http://www.hughesellard.com)

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate net internal area:

Accommodation	sq m	sq ft
Reception	23.41	252
Ground Floor	395.89	4256
First Floor Lobby	22.78	245
First Floor	394.56	4247
<b>Total Approx Net Internal Area</b>	<b>836.64</b>	<b>9006</b>

## Terms

A new 10 year full repairing and insuring lease with 5 yearly upward only rent reviews.

## Estate Service Charge

Details on request.

## Rateable Value

We are advised by online enquiry on 21.12.10 via [www.vo.gov.uk](http://www.vo.gov.uk) that the property has a Rateable Value as follows:

Ground Floor - £63,500, First Floor - £68,500.

[www.standrewshouse.co](http://www.standrewshouse.co)

## Misrepresentation Act 1967

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

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## Legal Costs

Both parties to pay their own legal costs.

## Energy Performance Certificate

An Energy Performance Certificate is available on request.

## Viewing

Strictly by prior appointment through sole agents, Hughes Ellard.



Scan with your smart phone