



Second Floor Ailsa, Solent Business Park, Fareham P015 7FJ

**TO LET**

Newly Refurbished Office With Fit Out

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

# Second Floor Ailsa, Solent Business Park, Fareham PO15 7FJ

## DESCRIPTION

Ailsa Building is a high quality, three storey, mid terrace, purpose built office building. The 2nd Floor office is currently being refurbished and will consist of flexible open plan space, private offices and meeting rooms, a kitchenette with breakout space, 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 is a generous parking allocation for each floor, with a potential for an installation of electric charging bays.

- ✓ A Variety of Amenities Within Walking Distance
- ✓ Comfort Heating & Cooling
- ✓ Raised Access Floors
- ✓ Generous Parking
- ✓ 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       |
|--------------------|--------------|------------|
| Second Floor Suite | 3,150        | 293        |
| <b>Total</b>       | <b>3,150</b> | <b>293</b> |

## 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

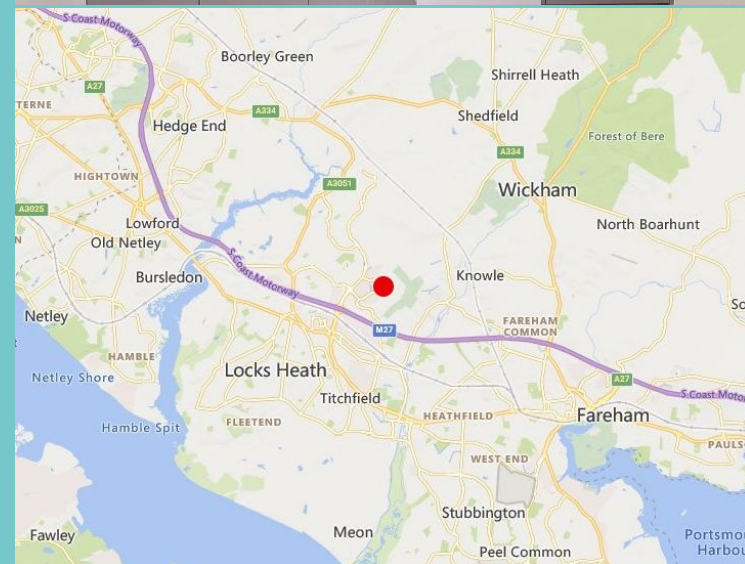
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Rent - £16 per sq ft

## EPC

The Energy Performance Asset Rating is C (52).



<https://nickpowellphotography.com/clienttours/marshall-clark-nov-2024-2/index.htm>

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## VIEWING & FURTHER INFORMATION

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