



SOLENT CENTRE

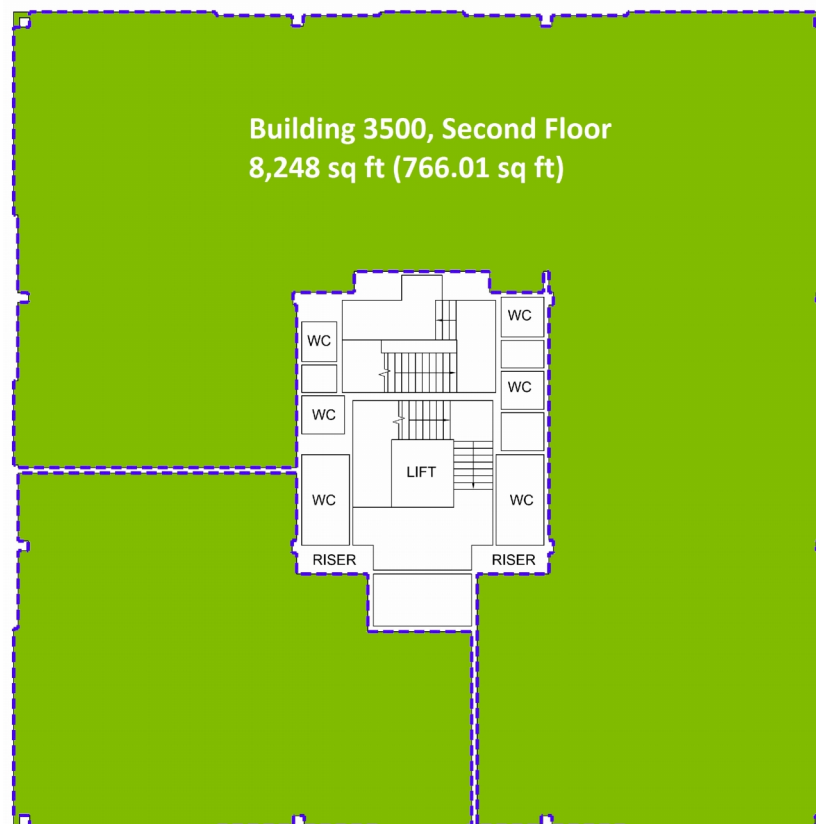
SOLENT BUSINESS PARK

BUILDING FLOOR

3500 2nd FLOOR

Size	8,248 sq ft (766.01 sq m)
Car parking spaces	39
Rent	£107,200 pa
Rent (sq ft)	£13.00
Rateable Value	£91,000*
Rates Payable 2017/18	£42,406.00
2017/18 Service Charge	£59,991.06
Total Outgoings	£209,597.06
Total Outgoings (sq ft)	£25.42

* Currently in two separate assessments



Misrepresentation Act 1985: Hellier Langston for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hellier Langston has any authority to make or give any representation or warranty whatever in relation to this property.



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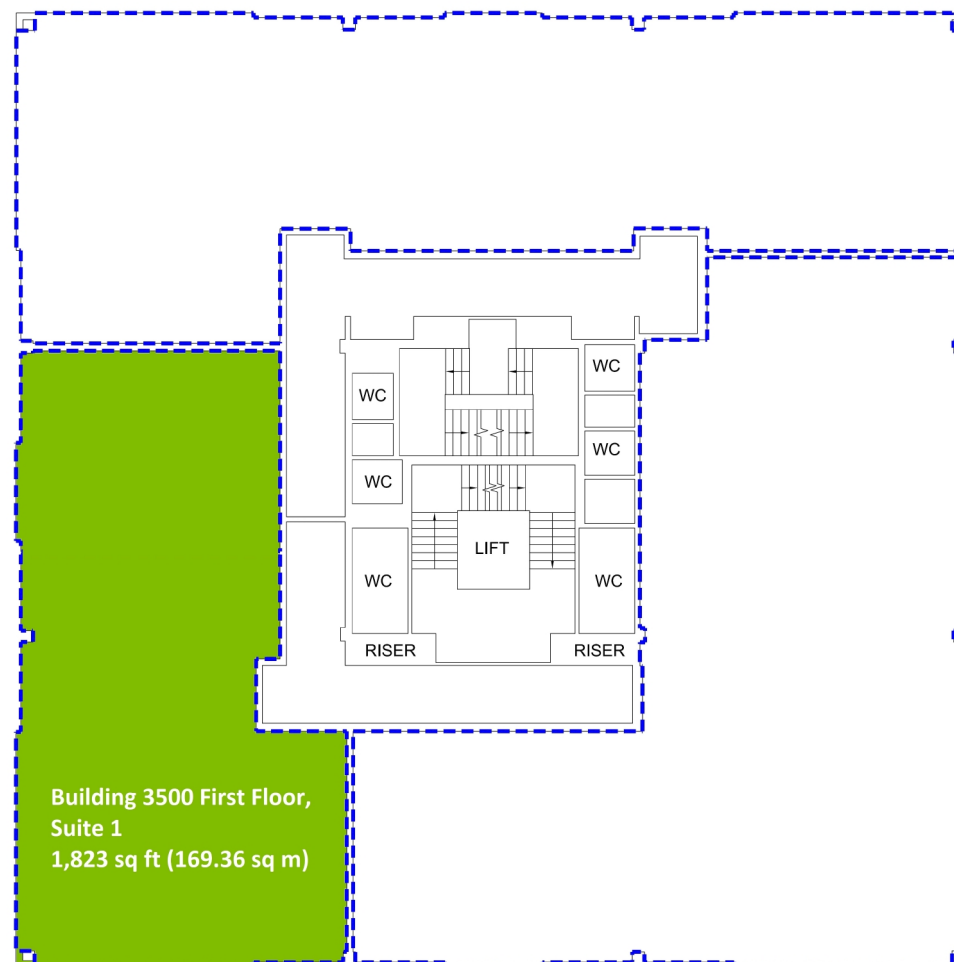
SOLENT BUSINESS PARK

BUILDING FLOOR

3500 1ST FLOOR, Suite 1

Size	1,823 sq ft (169.36 sq m)
Car parking spaces	8
Rent	£23,700 pa
Rent (sq ft)	£13.00
Rateable Value	£23,250
Rates Payable 2017/18	£11,136.75
2017/18 Service Charge	£10,127.69*
Total Outgoings	£44,964.44
Total Outgoings (sq ft)	£24.67

*Excludes utilities costs



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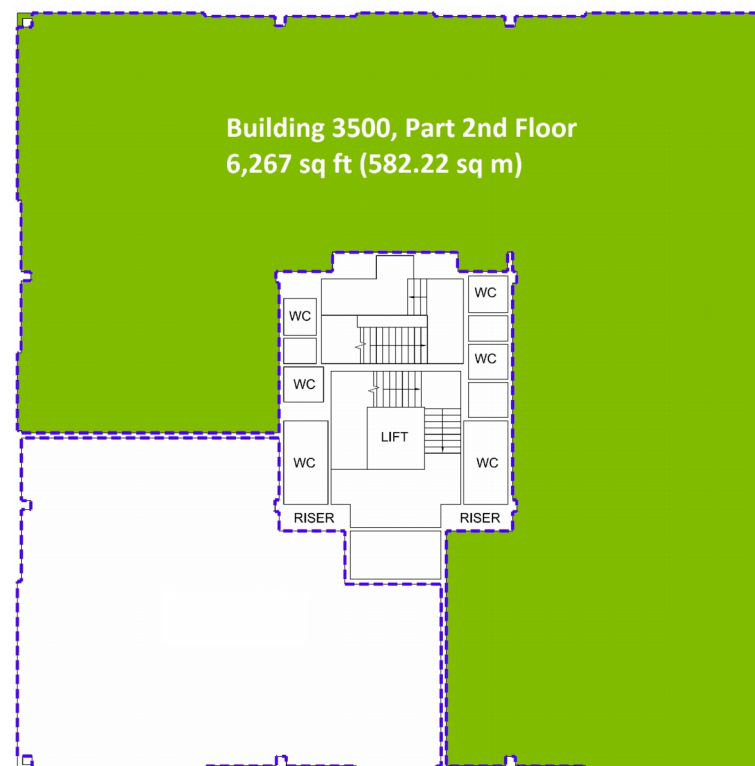
SOLENT CENTRE

SOLENT BUSINESS PARK

BUILDING FLOOR

3500 2nd FLOOR (Part)

Size	6,267 sq ft (582.22 sq m)
Car parking spaces	30
Rent	£81,471 pa
Rent (sq ft)	£13.00
Rateable Value	£66,500
Rates Payable 2017/18	£30,989.00
2017/18 Service Charge	£45,053.50
Total Outgoings	£158,053.50
Total Outgoings (sq ft)	£25.22



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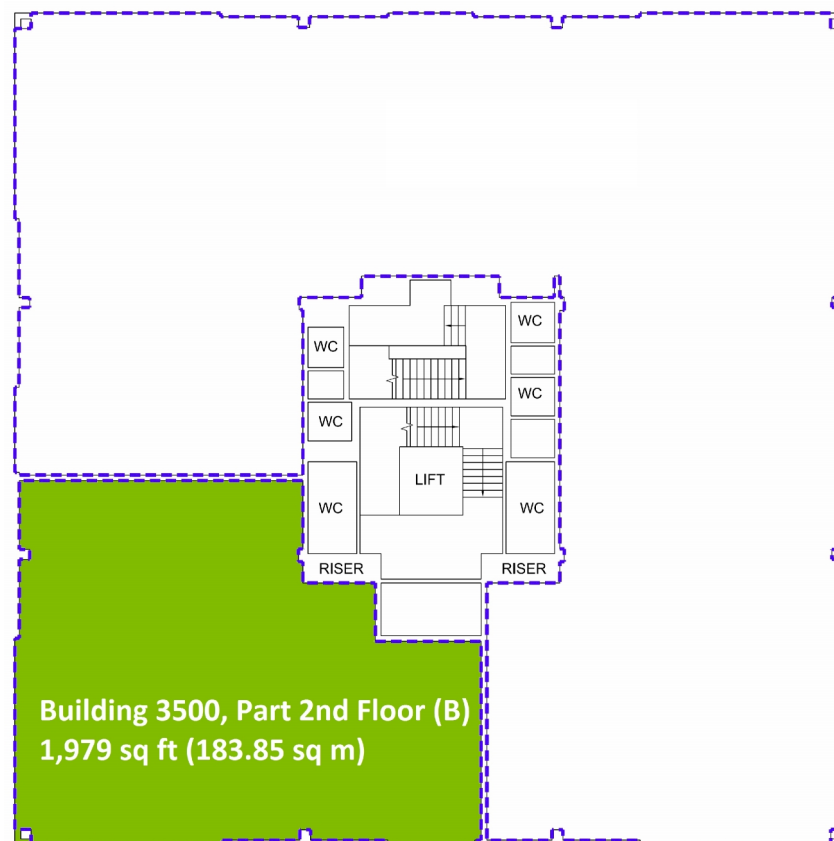
SOLENT CENTRE

SOLENT BUSINESS PARK

BUILDING FLOOR

3500 2nd FLOOR (Part) B

Size	1,979 sq ft (183.85 sq m)
Car parking spaces	9
Rent	£27,727 pa
Rent (sq ft)	£13.00
Rateable Value	£24,500
Rates Payable 2017/18	£11,417.00
2017/18 Service Charge	£14,397.56
Total Outgoings	£51,541.56
Total Outgoings (sq ft)	£26.04



Building 3500, Part 2nd Floor (B)
1,979 sq ft (183.85 sq m)

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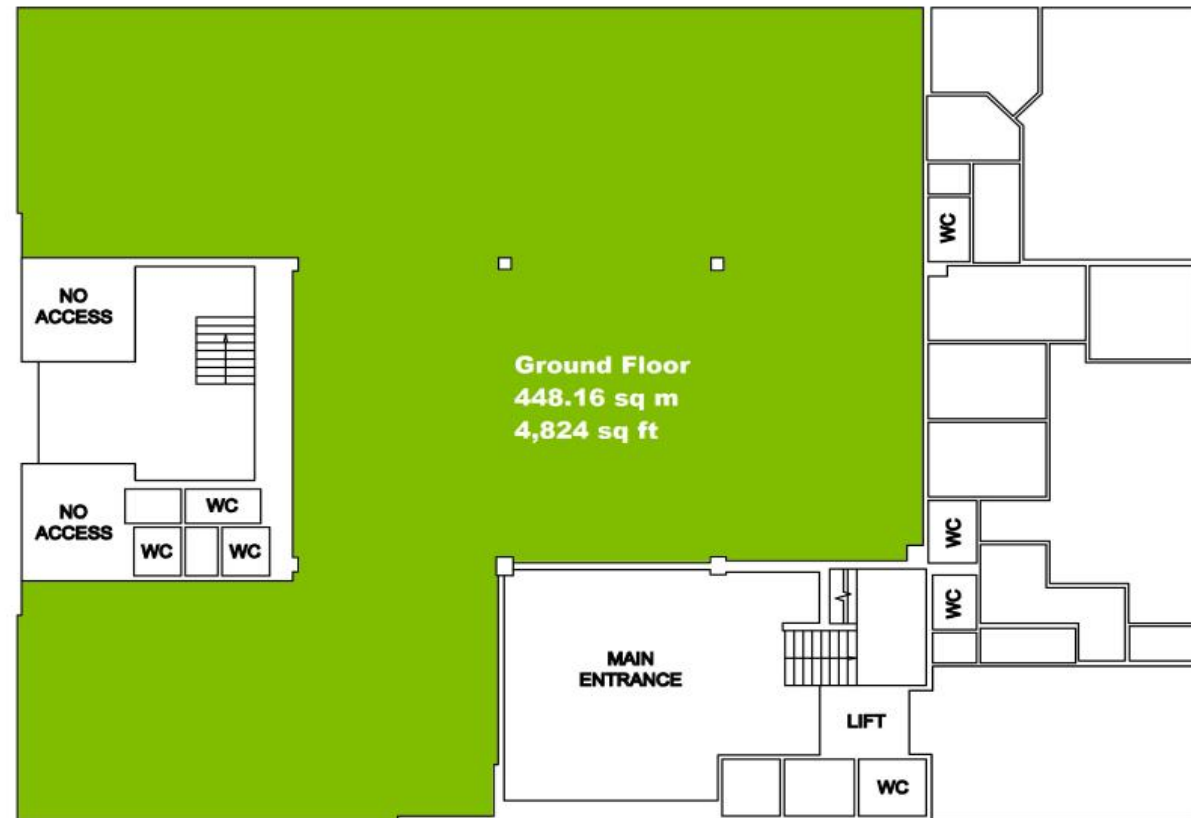


BUILDING FLOOR

3600 Ground Floor

Size	4,824 sq ft (448 sq m)
Car parking spaces	23
Rent	£72,360 pa
Rent (sq ft)	£15.00
Rateable Value	£52,000
Rates Payable 2017/18	£25,636.00
2017/18 Service Charge	£17,377.89*
Total Outgoings	£115,373.89
Total Outgoings (sq ft)	£23.92

*Excludes utilities costs





BUILDING FLOOR

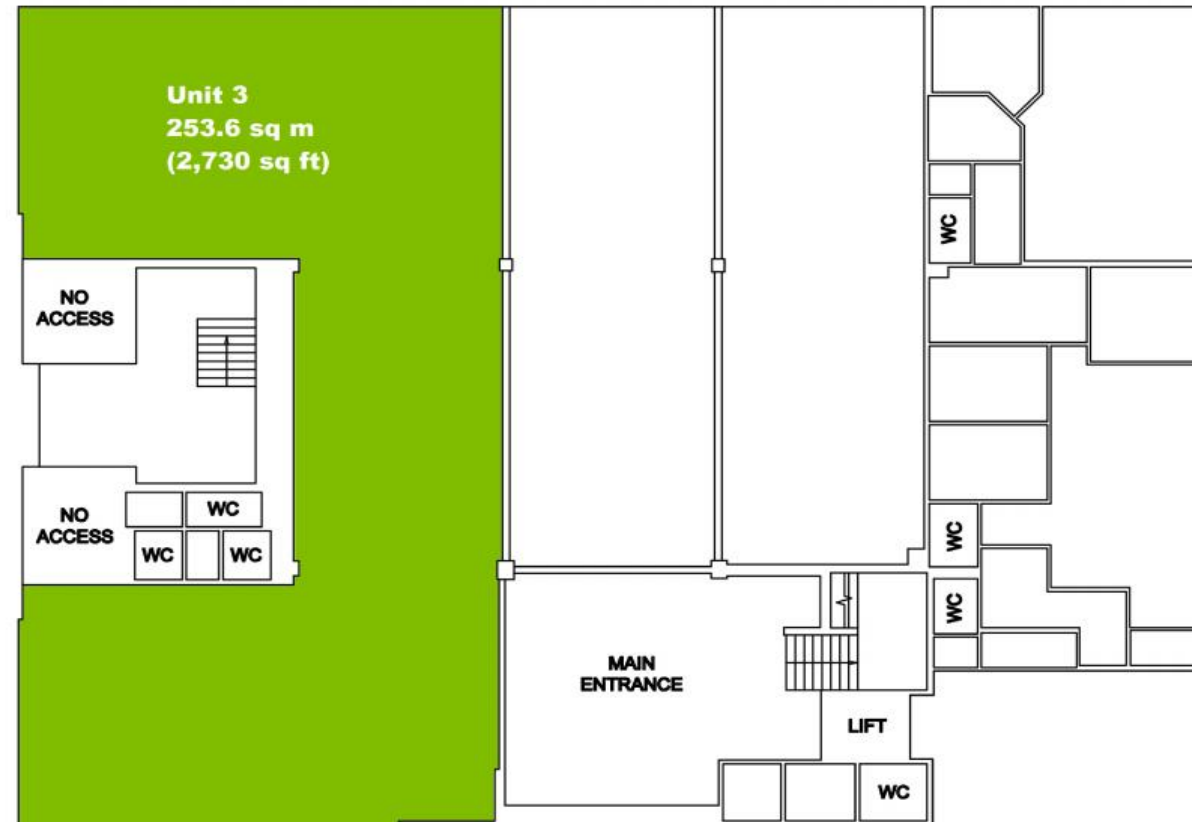
3600 Ground Floor Unit 3

Size	2,730 sq ft (254 sq m)
Car parking spaces	13
Rent	£47,775 pa
Rent (sq ft)	£17.50
Rateable Value	£33,000*
Rates Payable 2017/18	£16,269.00
2017/18 Service Charge	£10,210.20**

Total Outgoings	£74,254.20
Total Outgoings (sq ft)	£27.20

*Estimated from current assessment

**Excludes utilities costs





SOLENT CENTRE

SOLENT BUSINESS PARK

BUILDING FLOOR

3600 Ground Floor Unit 2

Size	1,026 sq ft (95 sq m)
Car parking spaces	5
Rent	£17,955 pa
Rent (sq ft)	£17.50
Rateable Value	£12,000*
Rates Payable 2017/18	£5,760.00**
2017/18 Service Charge	£3,837.24***

Total Outgoings	£27,552.24
Total Outgoings (sq ft)	£26.85

*Estimated from current assessment

**Small Business Relief may be able to be claimed

***Excludes utilities costs





BUILDING FLOOR

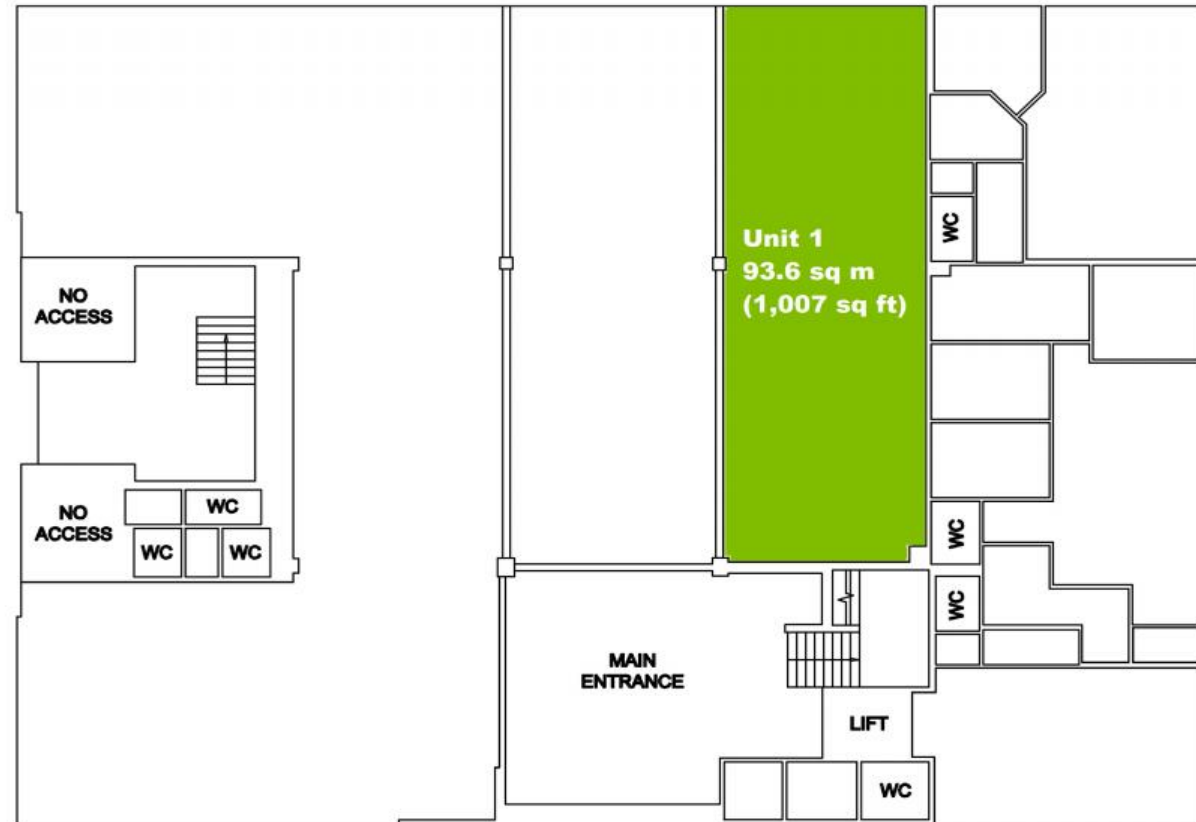
3600 Ground Floor Unit 1

Size	1,007 sq ft (94 sq m)
Car parking spaces	5
Rent	£17,623 pa
Rent (sq ft)	£17.50
Rateable Value	£12,000*
Rates Payable 2017/18	£5,760.00**
2017/18 Service Charge	£3,766.18
Total Outgoings	£27,149.18
Total Outgoings (sq ft)	£26.96

*Estimated from current assessment

**Small Business Relief may be able to be claimed

***Excludes utilities costs





BUILDING FLOOR

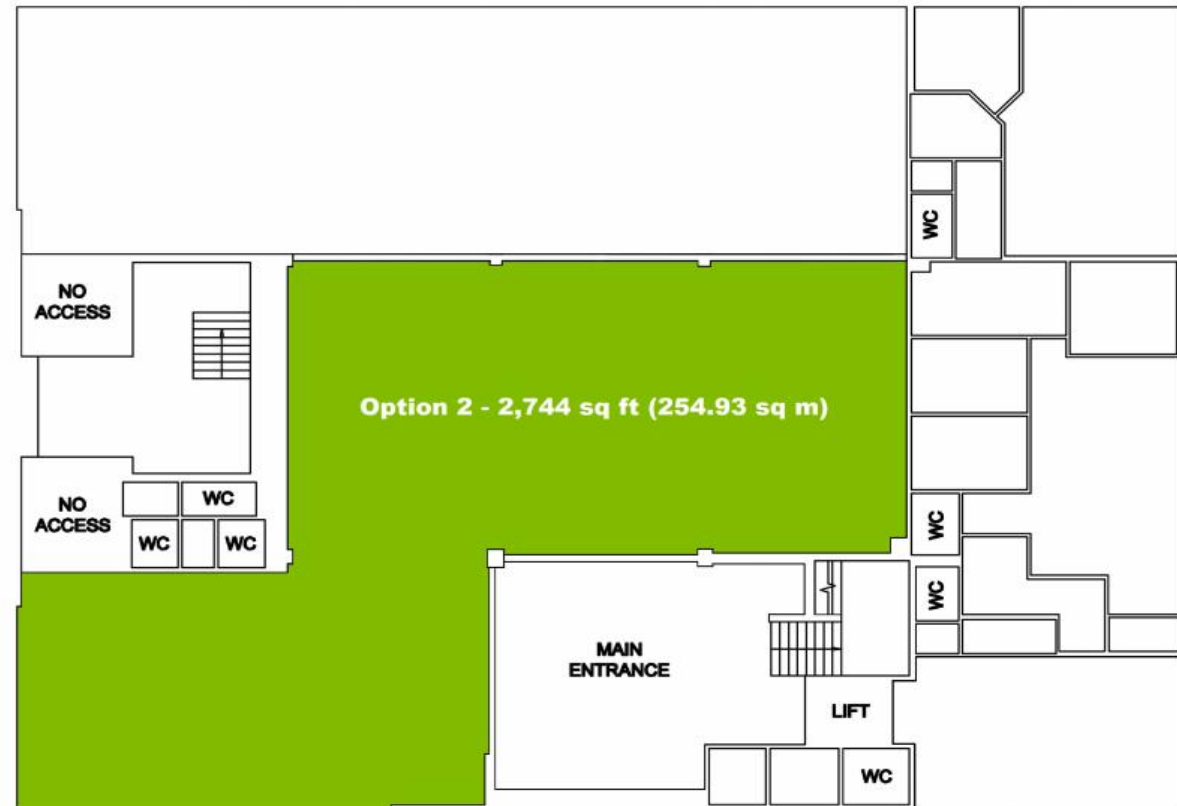
3600 Ground Floor Option 2

Size	2,744 sq ft (255 sq m)
Car parking spaces	13
Rent	£41,160 pa
Rent (sq ft)	£15.00
Rateable Value	£33,000*
Rates Payable 2017/18	£16,269.00
2017/18 Service Charge	£10,262.56**

Total Outgoings	£67,685.12
Total Outgoings (sq ft)	£24.66

*Estimated from current assessment

**Excludes utilities costs





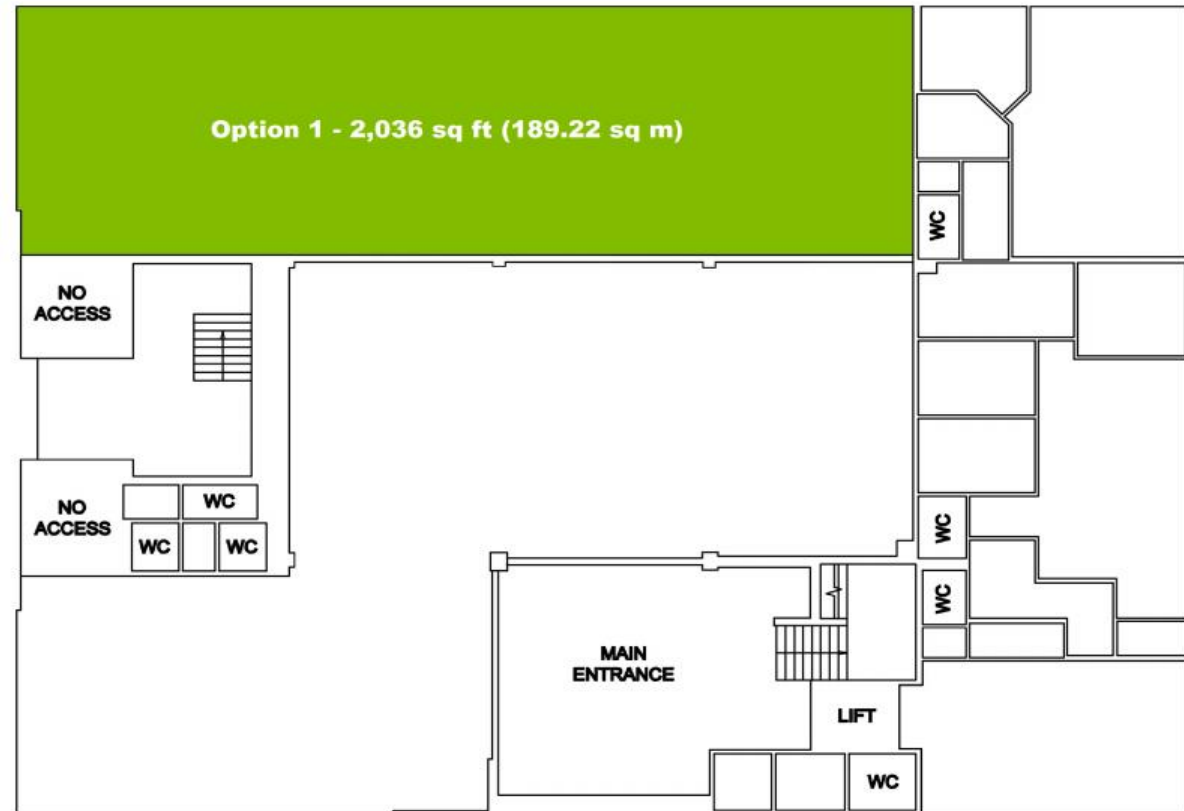
BUILDING FLOOR

3600 Ground Floor Option 1

Size	2,036 sq ft (189 sq m)
Car parking spaces	10
Rent	£30,540 pa
Rent (sq ft)	£15.00
Rateable Value	£24,500*
Rates Payable 2017/18	£12,078.50
2017/18 Service Charge	£7,614.64**
Total Outgoings	£50,233.14
Total Outgoings (sq ft)	£24.67

*Estimated from current assessment

**Excludes utilities costs





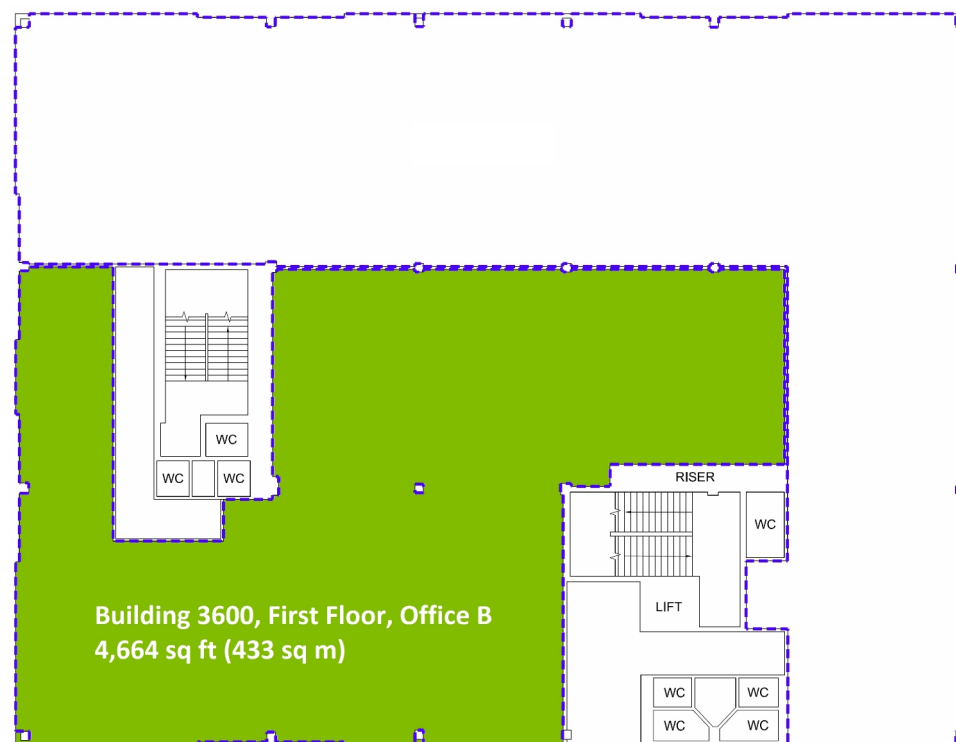
SOLENT CENTRE

SOLENT BUSINESS PARK

BUILDING FLOOR

3600 1st FLOOR Office B

Size	4,664 sq ft (433 sq m)
Car parking spaces	23
Rent	£60,632 pa
Rent (sq ft)	£13.00
Rateable Value	£63,000
Rates Payable 2017/18	£29,358.00
2017/18 Service Charge	£29,940.16
Total Outgoings	£119,930.16
Total Outgoings (sq ft)	£25.71



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