



SOLENT CENTRE

SOLENT BUSINESS PARK

BUILDING FLOOR

3600 1st Floor Office A

Size	5,823 sq ft (541 sq m)
Car parking spaces	29
Rent	£93,168 pa
Rent (sq ft)	£16.00
Rateable Value (2026)	£84,000
Rates Payable 2026/27	£40,320
2026 Service Charge	£55,784.34
Total Outgoings	£189,272.34
Total Outgoings (sq ft)	£32.50



IMPORTANT NOTICE: Hellier Langston and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Hellier Langston have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.



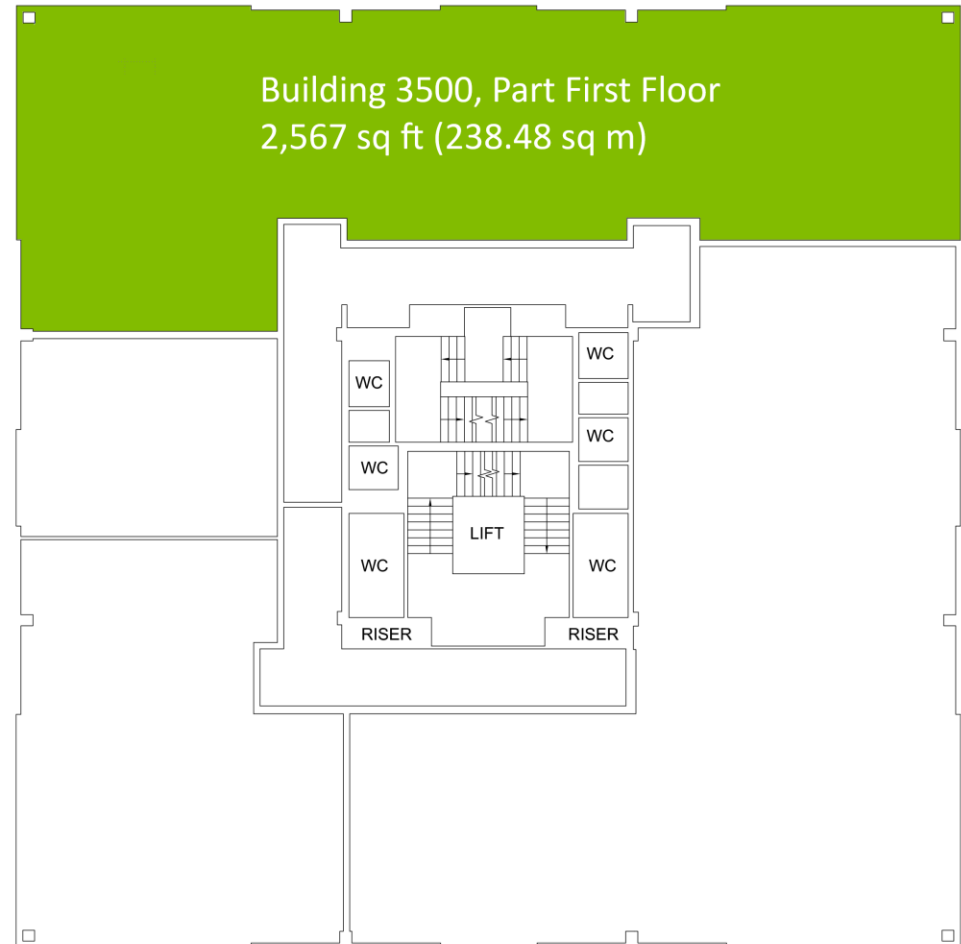
SOLENT CENTRE

SOLENT BUSINESS PARK

BUILDING FLOOR

3500 1st FLOOR (Part)

Size	2,567 sq ft (238.48 sq m)
Car parking spaces	13
Rent	£41,072 pa
Rent (sq ft)	£16.00
Rateable Value (2026)	£37,250
Rates Payable 2026/27	£16,092
2026 Service Charge	£32,087.50
Total Outgoings	£89,251.50
Total Outgoings (sq ft)	£34.77



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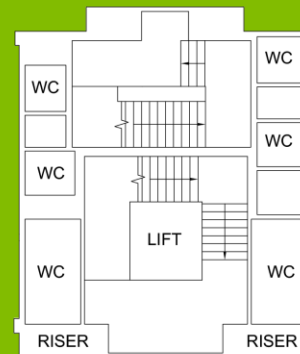
BUILDING FLOOR

3500
2nd Floor

Size	8,390 sq ft (779.54 sq m)
Car parking spaces	42
Rent	£134,240 pa
Rent (sq ft)	£16.00
Rateable Value (2026)	£124,750*
Rates Payable 2026/27	£59,880*
2026 Service Charge	£104,875
Total Outgoings	£298,995
Total Outgoings (sq ft)	£35.64

* Based upon current two separate assessments

Second floor 3500
8,390 sq ft (779.54 sq m)



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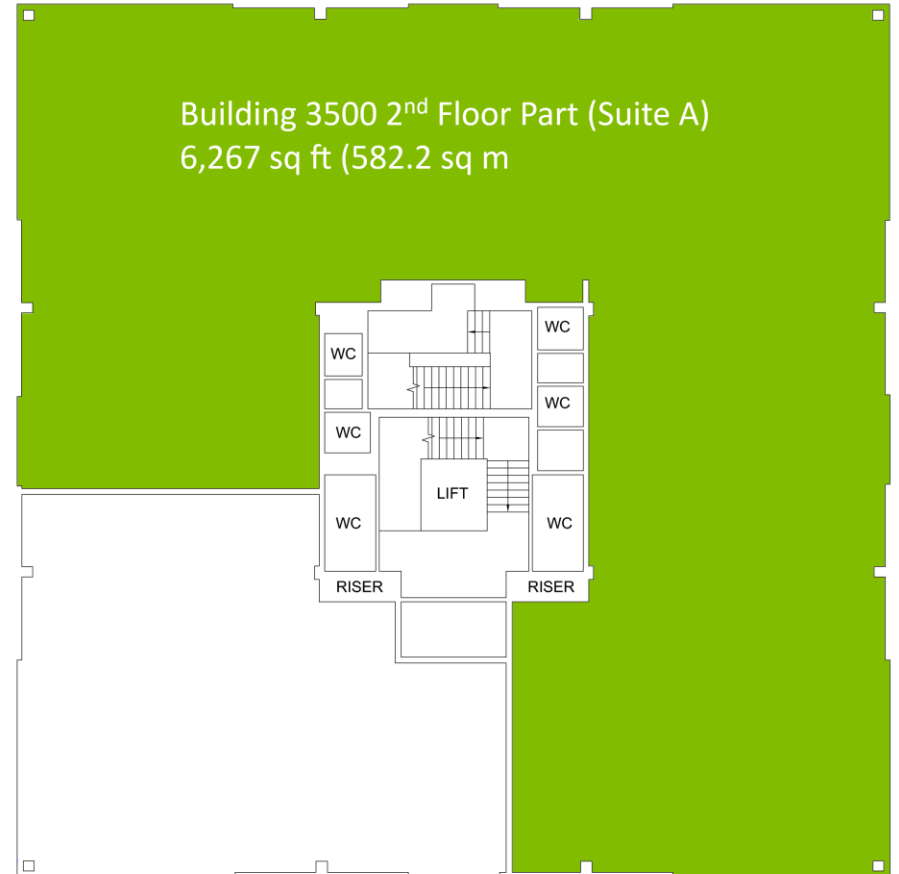
SOLENT CENTRE

SOLENT BUSINESS PARK

BUILDING FLOOR

3500 2nd Floor Part (Suite A)

Size	6,267 sq ft (582.2 sq m)
Car parking spaces	31
Rent	£100,272 pa
Rent (sq ft)	£16.00
Rateable Value (2026)	£87,500
Rates Payable 2026/27	£42,000
2026 Service Charge	£78,337.50
Total Outgoings	£220,609.50
Total Outgoings (sq ft)	£35.20



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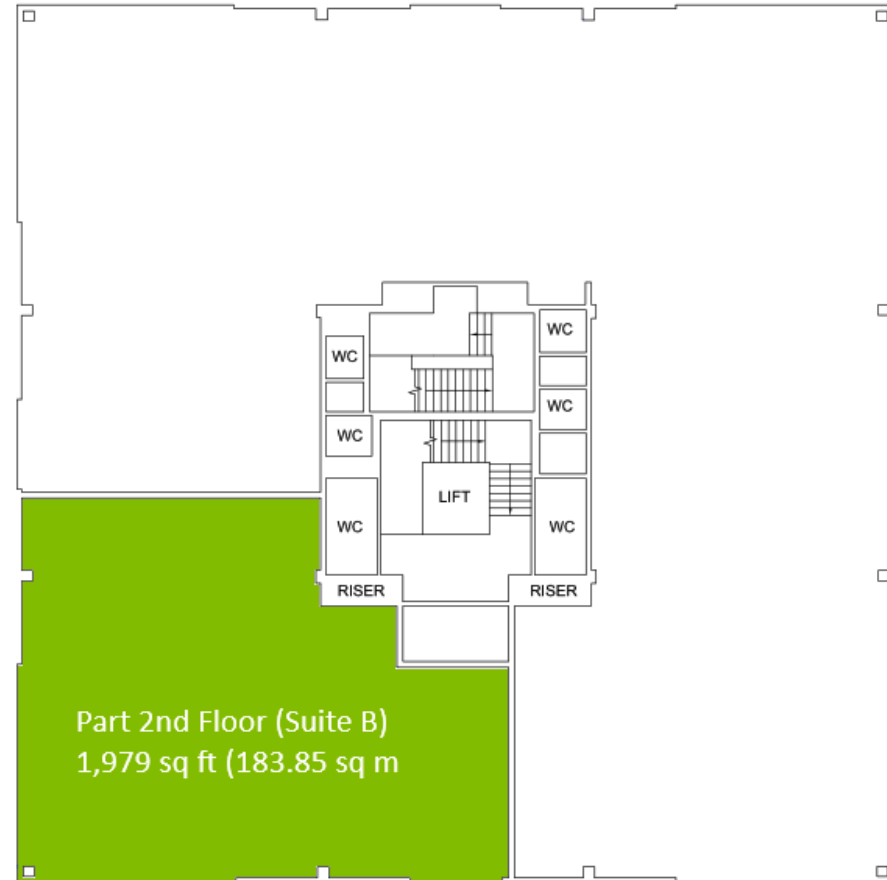
SOLENT CENTRE

SOLENT BUSINESS PARK

BUILDING FLOOR

3500 Part 2nd Floor (Suite B)

Size	1,979 sq ft (183.85 sq m)
Car parking spaces	9
Rent	£31,664 pa
Rent (sq ft)	£16.00
Rateable Value (2026)	£30,500
Rates Payable 2026/27	£13,481
2026 Service Charge	£24,737.50
Total Outgoings	£69,882.50
Total Outgoings (sq ft)	£35.31



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