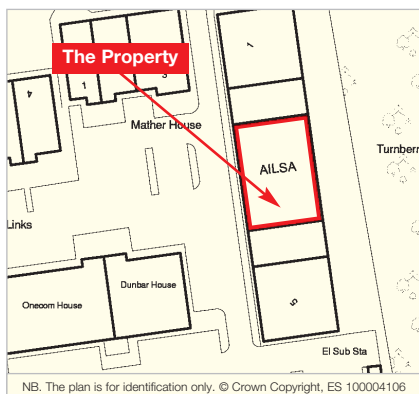


# Solent Business Park

**Ailsa**  
**3 Turnberry House**  
**Nr. Fareham**  
**Hampshire**  
**PO15 7FJ**

- **Freehold Multi Let Office Investment**
- Modern purpose built office in prestigious business park location
- High specification building with car park ratio of 1:265 sq ft
- Strategically situated close to Junction 9 of the M27 between Southampton and Portsmouth
- Reversions from 2017
- Total Current Gross Rents Reserved **£148,068 pa**
- Total Current Net Rents Reserved **circa £120,498 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Solent Business Park is strategically located midway between Portsmouth and Southampton city centres, just north of Junction 9 of the M27 within easy reach of both the M3 and A3(M). The property is situated on the Links office campus which sits within the established and successful Solent Business Park, which is an increasingly popular out of town office location. This is evidenced by HSBC taking 70,000 sq ft on the park last year. Local rail services are available from Swanwick which links to the national rail network at Southampton Airport Parkway. The property is a two minute walk from the Solent Centre which provides facilities such as cafés, Domino's Pizza, Subway, a dentist, a beauty salon and a baker. The Whiteley Shopping Centre, anchored by Marks & Spencer, Boots and Tesco, is also nearby. Occupiers on the business park include Zurich, NATS, Shoosmiths Solicitors, Matchtech, Northrop Grumman, Lockheed Martin, Mitie, Specsavers and HSBC.

## Description

The property is arranged on ground and two upper floors to provide a modern purpose built mid terraced office building. There is a light and airy reception on the ground floor and each floor benefits from a central entrance area and service core with passenger lift and WCs. There is a communal kitchen on the ground floor, raised access floors, door entry system and comfort cooling. There are 35 allocated car parking spaces on the park.

## Capital Allowances

Capital allowances will be made available to the purchaser. Further information can be provided on request.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

EPC Rating 81 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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**Joint Auctioneer** J Vigus Esq, Lambert Smith Hampton Ltd. Tel: 02380 206111 e-mail: [jvigus@lsh.co.uk](mailto:jvigus@lsh.co.uk)





No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Suite A Ground Floor	Ivory Jacobs Ltd	Ground Floor Offices 68.7 sq m (739 sq ft)	2 years from 01.04.2015 First 6 months at half rent (1) Excluded from Landlord & Tenant Act 1954	£18,600 p.a. All inclusive (2) (net rent estimated at £8,900 p.a.)	Reversion April 2017
Suite B Ground Floor	Craigard Property Trading Ltd	Ground Floor Offices 64 sq m (690 sq ft)	5 years from 01.04.2015 Tenant break option at the 3rd year 12 months at half rent if option not exercised	£14,750 p.a. All inclusive (2) (net rent estimated at £5,780 p.a.)	Reversion 2020
Suite C Ground Floor	Cowan Consultancy Ltd	Ground Floor Offices 80 sq m (863 sq ft)	5 years from 06.01.2013 Effectively FR & I by way of service charge Excluded from Landlord & Tenant Act 1954	£10,640 p.a. (3)	Reversion 2018
Suite D Ground Floor	Mortgages Made Easy Ltd (4)	Ground Floor Offices 62 sq m (667 sq ft)	3 years from 01.04.2015 First 9 months at half rent (1)	£17,340 p.a. All inclusive (2) (net rent estimated at £8,540 p.a.)	Reversion 2018
First Floor (right)	Mortgages Made Easy Ltd (4)	First Floor Offices 125 sq m (1,345 sq ft)	Term of years from 12.11.2013 to 30.06.2018 Effectively FR & I by way of service charge	£6,675 p.a. to 30.06.2015, £13,350 p.a. to 30.06.2017, £16,020 p.a. to 30.06.2018 (5)	Reversion 2018
First Floor (left)	Mortgages Made Easy Ltd (4)	First Floor Offices 167.7 sq m (1,805 sq ft)	5 years from 01.07.2013 Effectively FR & I by way of service charge	£17,750 p.a. rising to £21,300 p.a. in July 2017	Reversion July 2018
Second Floor	Fusion People Ltd	Second Floor Offices 292.5 sq m (3,150 sq ft)	Term of years from 24.01.2007 to 28.09.2017 Rent review in the 5th year (6) Effectively FR & I by way of service charge	£55,638 p.a.	Reversion 2017

(1) The Vendor will top up the rent for the period from completion to the end of the reduced rent period.

(2) The rent is inclusive of the basic rent, service charge, rates, insurance and reasonable heating and electricity.

(3) The tenant has agreed to remove the break option at the third year in return for 6 months at half rent. The Vendor will top up this rent from completion to the expiry of the reduced rent period.

(4) For the year ended 2nd March 2014, Mortgages Made Easy Ltd reported a net worth of £1.603 million (Source: Experian 20.02.2015).

(5) The Vendor will top up the rent to £13,350 p.a. from completion to 30th June 2015.

(6) Break option in 2012 not exercised.

**Total Gross Rents £148,068 p.a.**  
**Total Net Rents £120,498 p.a.**