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**PRISM**

**1650 PARKWAY, SOLENT BUSINESS PARK, FAREHAM**

Solent Business Park Junction 9 M27 PO15 7AH

**4,696 sq ft** (436.3 sq m)

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# Prism

Prism at 1650 Parkway is prominently located at the heart of the vibrant Solent Business Park, a 130 acre centre of enterprise in the Solent Corridor which is home to more than 60 companies employing over 5,000 people.

Solent Business Park offers excellent amenities, including a range of cafés, the 4-star Solent Hotel, the Parsons Public House and Subway. A Tesco supermarket is located adjacent to the 50-store Whiteley Shopping Centre to the north of the Park.

Phase 2 of the Shopping Centre opened in 2015 and includes a Cineworld and an additional 30,000 sq ft of restaurant and leisure provision.





## Accommodation

<b>Ground Floor (B)</b>	<b>4,696 sq ft</b>	<b>436.3 sq m</b>
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Floor plan measurements are approximate and produced on an NIA basis.



## Be Impressed

Prism extends to 29,591 sq ft (2,749 sq m) over ground and two upper floors and is arranged as two wings either side of a central atrium. Currently 4,696 sq ft of high quality ground floor open plan office space is available to let, offering occupiers maximum flexibility with a specification that includes:

- Newly refurbished common parts
- Newly installed shower on the first floor
- Newly refurbished male, female and disabled WCs
- Air conditioning
- Raised access floors
- Suspended ceilings
- Recessed lighting
- Gas-fired central heating
- Car parking at a ratio of 1:185 sq ft



**Ground Floor Plan**

## Terms

Available on a new full repairing and insuring lease for a term to be determined

## EPC

Energy Performance Rating: C - 71

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction



# Be Perfectly Positioned

Solent Business Park is located at Junction 9 of the M27 and sits strategically 10 miles to the east of Southampton and 11 miles to the west of Portsmouth.

## COMMUNICATIONS

The Park benefits from extensive transport communications:

## Road

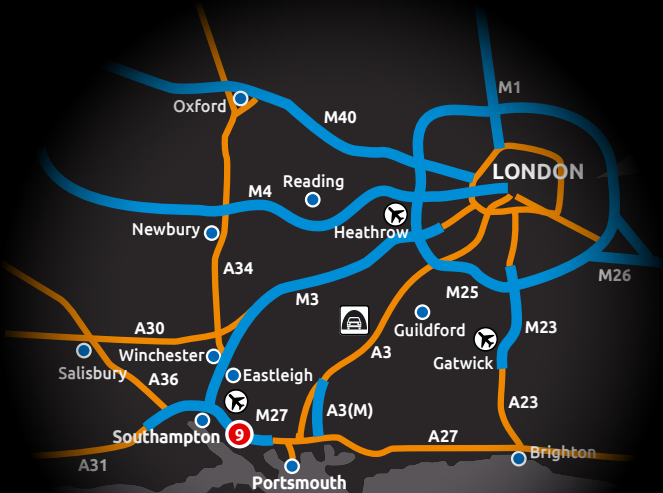
Excellent road and motorway communications via J9 M27.

## Rail

The Park is served by two stations: Swanwick Station (4 miles) and Southampton Airport Parkway (9 miles) which provides a direct service to London Waterloo (1 hour 6 minutes).

## Air

Southampton International Airport is located approximately 9 miles to the west and serves over 40 UK and European cities.



## VIEWING

Strictly by appointment through the joint agents below.

**CBRE**  
 023 8033 8811  
[www.cbre.co.uk](http://www.cbre.co.uk)

**Lambert Smith Hampton**  
 01489 579 579  
[www.lsh.co.uk](http://www.lsh.co.uk)

On instructions from: **CRAIGARO**

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