

# Victory Park

@ Solent Business Park

JUNCTION 9, M27



**For Sale or To Let** Two storey self contained offices

**1,324 ft<sup>2</sup>** (123 m<sup>2</sup>) to **6,168 ft<sup>2</sup>** (573 m<sup>2</sup>)

[www.businesshomes.co.uk](http://www.businesshomes.co.uk)



- Self contained 2 storey
- Designated free car parking
- Your own front door
- Low maintenance materials

## Making Work a Pleasure



- A well managed estate
- Low maintenance stylish landscaping
- State of the art - CCTV/audio monitoring system

## Attention to Detail, Inside and Out



- Each floor self contained
- Suites from 1,324 ft<sup>2</sup> - 6,168 ft<sup>2</sup>
- Male & female w.c's on each floor
- Kitchen on each floor

All photos are indicative.

**Tel: 0870 441 2222**

# Tailored Terms to Suit Your Needs...

## Freehold

- Each building is available to purchase.
- Floors can be purchased on a 999 year long leasehold.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

## Leasehold

- Flexible lease terms available to suit your business needs.

## VAT

- VAT will be charged on rent and sale prices.

Price and rental figures available on application.

Capital allowances available to purchaser.



## A Secure Environment = Peace of Mind



## Security - We Care

State of the art Security is provided by GSS which includes:-

- Remote Monitored CCTV systems 24/7/365, with audio to frighten and inform intruders of their detection on the development.
- An Internal Intruder Alarm System is installed and connected to the security control centre, the sensors are fitted at the occupier's expense to suit the fit out.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Zero False Alarms record, means prompt Police response to Business Homes/GSS activations is guaranteed.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened glazing (ground floor).
- Internal Shutters (at an additional cost).
- Anti-ram posts.
- Automatically controlled entrance barriers.



Kitchen includes dishwasher, fridge, sink and storage



Suspended ceilings with recessed lighting



Contemporary entrances

# A Quality Specification for Quality Businesses



Fully accessed raised floors



Male & female w.c's on each floor



Air conditioning as standard (comfort conditioning)

## Finished to a Market Leading Specification

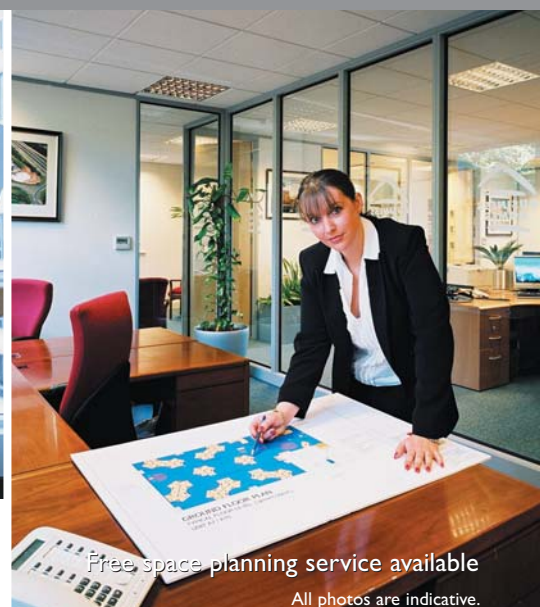


Tailor-made telecommunications and connectivity to suit



Full "Disability Discrimination Act" compliant with disabled toilet, kitchen, lift and access

Failure to comply with this new legislation, enables those who are disabled to make a complaint to the relevant authority and will end in the prevention of the buildings use, and/or fines. May 1st 2004



Free space planning service available

All photos are indicative.

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## Victory Park @ Solent Business Park



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OTHER BUSINESS HOMES SCHEMES: Inverness, Aberdeen, East Kilbride, Halbeath, Edinburgh, Macmerry (Edinburgh East), Glasgow (Airport), Hamilton, Harrogate, Leeds (South East), Leeds (South), Wakefield, Doncaster (Airport), Liverpool (Airport), Manchester, Stockport, Stoke on Trent, Sheffield (South East), Sheffield (Central), Birmingham (South East), Coventry, Luton, Watford, Stokenchurch (High Wycombe), Swindon, Wokingham, Reading, London Docklands

# Schedule of Accommodation

Building	Ft <sup>2</sup>	M <sup>2</sup>	Car Parking	Availability
1	5,189	482	21	SPRING 07
2	3,057	284	12	SPRING 07
3	3,057	284	12	SPRING 07
4	2,648	246	10	SOLD - AVAILABLE TO LET
5	2,648	246	10	SOLD - AVAILABLE TO LET
6	6,168	573	25	SOLD - AVAILABLE TO LET
7	3,057	284	12	SOLD - AVAILABLE TO LET
8	3,057	284	12	SOLD - AVAILABLE TO LET
9	3,057	284	12	SPRING 07
10	3,057	284	13	SPRING 07
11	6,168	573	25	SPRING 07
12	2,648	246	10	SPRING 07
14	2,648	246	10	SPRING 07
15	6,168	573	25	SPRING 07



Each building has the potential to be spilt on a floor by floor basis with suites from 1,324 ft<sup>2</sup> (123 m<sup>2</sup>).

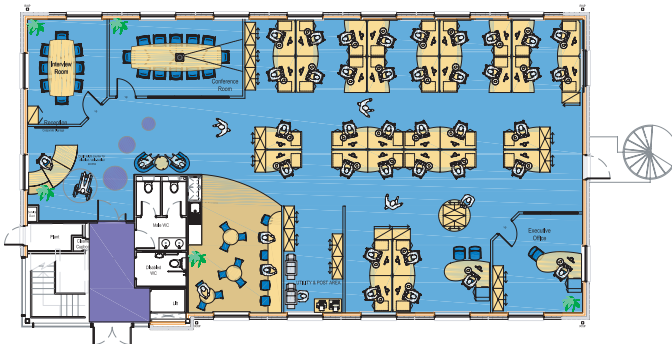
Key:  
■ Phase I  
■ Phase II

## The Perfect Environment for Your Business

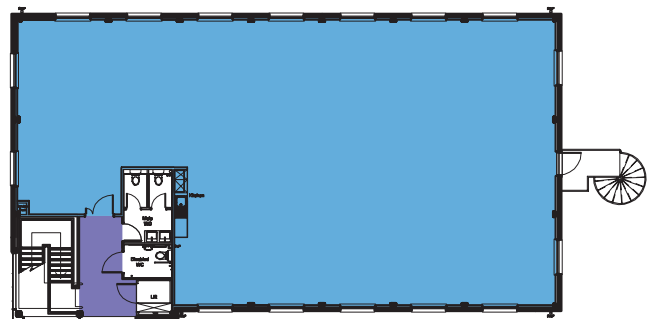
### Floor Plans

Typical Floor Layout - Detached

Ground Floor

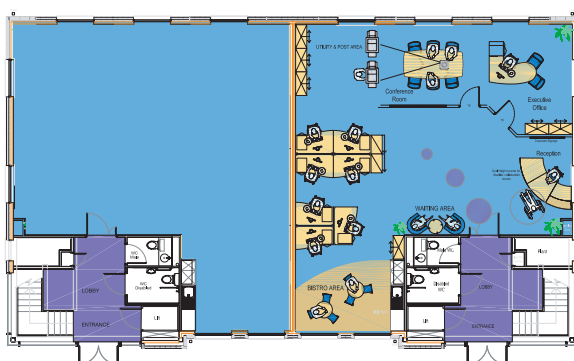


First Floor

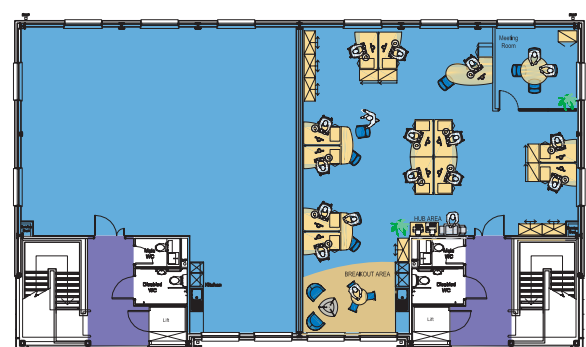


Typical Floor Layout - Semi Detached

Ground Floor



First Floor



Layouts By:



# LOCATION, LOCATION, LOCATION



A Joint Development By:

Agents:



**BUSINESS HOMES**

**0870 441 2222**  
[www.businesshomes.co.uk](http://www.businesshomes.co.uk)

**MASON & PARTNERS** Commercial Property Consultants

**0207 495 1971**  
[www.masonpartners.co.uk](http://www.masonpartners.co.uk)



**Hughes Ellard**  
[www.hughesellard.com](http://www.hughesellard.com)  
**01329 220033**  
**023 8022 4080**



**King Sturge**

**023 8023 2882**  
[www.kingsturge.com](http://www.kingsturge.com)

James Houlston  
[james.houlston@businesshomes.co.uk](mailto:james.houlston@businesshomes.co.uk)

Lee Randle  
[leerandle@masonpartners.com](mailto:leerandle@masonpartners.com)

Russell Mogridge  
[rmogridge@hughes-ellard.co.uk](mailto:rmogridge@hughes-ellard.co.uk)

nik.cox@kingsturge.com  
[simon.keefe@kingsturge.com](mailto:simon.keefe@kingsturge.com)

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## Location

- Solent Business Park is situated in a strategic location between the major cities of Southampton and Portsmouth. Situated directly off Junction 9 of the M27, Solent Business Park benefits from being highly accessible to a wide population of skilled workers and is situated in close proximity to major road, rail and air networks.
- The M27 corridor is an exciting accessible international business location. The M27 Motorway provides a fast link via the M3 to the M25 and the M4 region. Southampton Airport (Parkway) Station provides services in peak times to London Waterloo every 20 minutes (70 minutes journey time) and Southampton International Airport offers access to 11 UK and 5 European destinations on a regular basis.
- Existing Occupiers include Abbey National, Lloyds, Regus, Zurich, The Mortgage Lender, Meridian TV and The Innovation Group - National Air Traffic Service, Shoosmiths Solicitors to name but a few.

Satnav postcode: PO15 7AJ

## Distances

London Heathrow Airport	83 Miles
Gatwick Airport	78 Miles
Basingstoke	44 Miles
Reading	58 Miles
Bracknell	66 Miles
Southampton International Airport and Parkway Station	9 Miles
Portsmouth	11 Miles
Bournemouth	40 Miles
Birmingham	147 Miles
Southampton City Centre	10 Miles

# Victory Park

## @ Solent Business Park, JUNCTION 9, M27

### Local Amenities

- 1) Victory Park
- 2) The Shire Hotel
- 3) Parsons Inn Public House
- 4) Tesco
- 5) Petrol Filling Station
- 6) Wine Bar
- 7) O'briens Sandwich Shop
- 8) Designer Retail Village
- 9) Swanwick Railway Station



A Joint Development By:

**BUSINESS HOMES**  
0870 441 2222  
www.businesshomes.co.uk

James Houlston  
james.houlston@businesshomes.co.uk

**MASON & PARTNERS** Commercial Property Consultants  
0207 495 1971  
www.masonpartners.co.uk

Lee Randle  
leerandle@masonpartners.com

**Hughes Ellard**  
www.hughesellard.com  
01329 220033  
023 8022 4080

Russell Mogridge  
rmogridge@hughes-ellard.co.uk

**King Sturge**  
023 8023 2882  
www.kingsturge.com

nik.cox@kingsturge.com  
simon.keefe@kingsturge.com