

1ST FLOOR, 2 EAST HORTON BUSINESS PARK, Knowle Lane, Fair Oak, EASTLEIGH SO50 7DZ

TO LET | 91.60 sq.m (986 sq.ft)



Description

East Horton Business Park is a high-quality business park located right next door to the south's major transport links and networks.

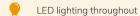
The available suite forms part of phase 1 of the Park comprising approximately 12,000 sq.ft of offices across a single block divided into four, all of which extend over three storeys.

The subject office forms part of Office 2 and is located on the first floor. Access is via a communal entrance, with intercom system, leading to internal staircase and pedestrian lift.

The subject suite has 5 allocated parking spaces.

Summary

P Allocated parking



EPC A rating

Skirting trunking plus 4 floor boxes

Air source heat pumps (heating and cooling)

Fire Alarm & Intruder Alarm

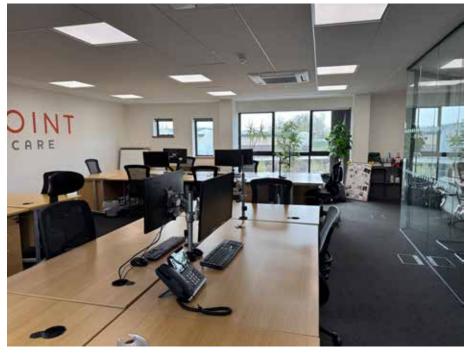
Entry system for main door (card/code)

Lift to all floors

BT Openreach Fibre broadband line

Shower facilities on site











3 | FIRST FLOOR, OFFICE 2, EAST HORTON BUSINESS PARK

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to NIA as follows:

1st Floor	sq.m	sq.ft
Net Internal Area	91.60	986

Terms

Available by way of a new effectively Full Repairing & Insuring lease for a term to be agreed.

Rent

The property is available by way of a new effectively full repairing & Insuring lease at the following stepped rent subject to a minimum term of 3 years:-

Yr 1 - £12,650 pa

Yr 2 - £15,900 pa

Yr 3 - £19,000 pa

Rents are exclusive of rates, VAT & all other outgoings.

EPC Rating

Rating - A

Rateable Value

The premises are assessed as Offices and Premises currently combined with the 2nd floor. Estimated Rateable Value for first floor £16,750, subject to final assessment / appeal.

Building & Estate Charge

A Building and Estate Charge are levied to cover communal costs, which are subject to annual revision.. These are understood to be approximately:-

Building Service Charge - £2,050.88 (£2.08 per sq.ft) per annum Estate Charge - £1,336.95 (£1.36 per sq.ft) per annum

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves. The units are elected for VAT.

Location

The estate is located on Knowle Lane in Fair Oak opposite Deer Park Farm Industrial Estate, which comprises a mix of industrial occupiers.

The Estate benefits from excellent road transport links with M27 Junction 7 approximately 3 miles to the south and M3 Junction 13 approximately 4.5 miles to the west or alternatively Junction 11 which is approximately 5.75 miles to north.

Viewing

Strictly by appointment with the sole agents Hellier Langston.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Schedule an appointment

www.hlp.co.uk

T: 01329 220 111 E: fareham@hlp.co.uk Contact our sales and letting team

Patrick Mattisor

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