



1ST FLOOR, 2 EAST HORTON BUSINESS PARK,  
Knowle Lane, Fair Oak, EASTLEIGH SO50 7DZ  
TO LET | 91.60 sq.m (986 sq.ft)



HELLIER  
LANGSTON



## 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

-  Allocated parking
-  LED lighting throughout
-  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







## 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](http://www.hlp.co.uk)

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Contact our sales and letting team

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