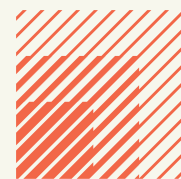




**Ground Floor Office 4  
East Horton Business Park**

Knowle Lane, Fair Oak, Eastleigh SO50 7DZ

**TO LET**  
90.1 sq.m (970 sq.ft)



**HELLIER  
LANGSTON**

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# 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 4 and is located on the ground 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.



Ground Floor; 90.1 M<sup>2</sup>

## Summary

- Allocated parking
- LED lighting throughout
- EPC A ratings
- Skirting trunking plus 4 floor boxes
- Air source heat pumps (heating and cooling)
- Fire alarm and intruder alarm
- Entry system for main door (card/code)
- Lift to all floors
- BT Openreach Fire broadband line to each unit
- Shower facilities on site

# Modern High Quality Ground Floor Office

## Accommodation

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

| Accommodation | sq. m. | sq. ft. |
|---------------|--------|---------|
| Ground Floor  | 90.1   | 970     |

## VAT

The property is VAT elected.

## 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 5 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.

## Rateable Value

Offices and Premises £17,000.

## EPC

Rating - A

## Estate Charge

The budgeted external estate charge is £1,597.44 per annum / £133.12 plus VAT per month and the budgeted building service charge is £2,071.68 per annum / £172.64 plus VAT per month. Electricity is charged separately based on sub-meter readings for each floor/suite.

## 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.

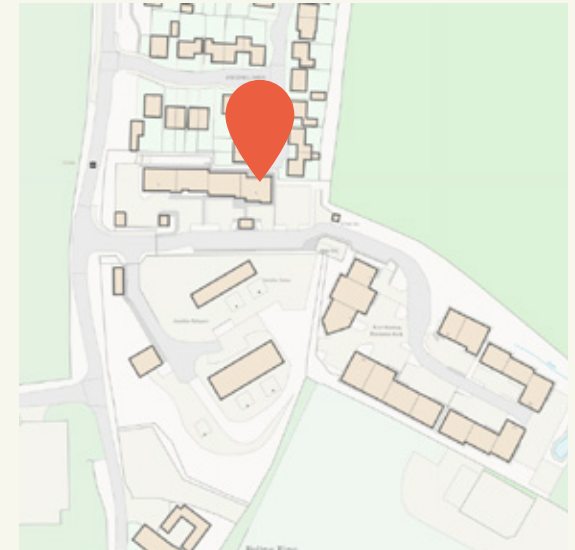
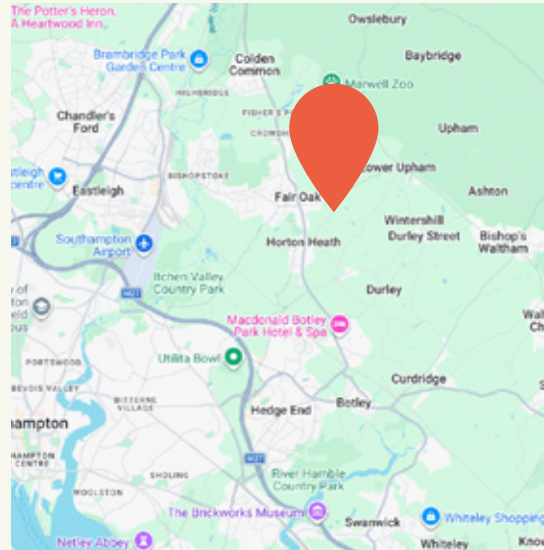
## AML

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.



# Location

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.



## HELLIER LANGSTON

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Strictly by appointment with sole agents Hellier Langston.