

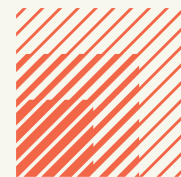


## Unit 1D Deer Park Farm Industrial Estate

Knowle Lane, Fair Oak, Eastleigh, SO50 7DZ

**TO LET**

262.94 sq.m (2,830 sq. ft)



**HELLIER  
LANGSTON**

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

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# Two Storey Business Unit

## Description

Deer Park Industrial Estate has been developed over the past 30 years and now provides a series of predominantly detached industrial and warehouse buildings.

The unit is a two-storey business unit with ground floor warehouse / workshop and 1st floor offices (concrete floor) that extend across the full width and depth of the unit with windows on front and side elevations.

- Two-storey business unit
- Ground floor warehouse/workshop accommodation
- First floor offices extending across the full width and depth
- Shared secure electric gate
- Windows to front and side elevations
- Front pedestrian entrance with WC and staircase access
- Oil-fired central heating via shared on-site tank
- Suspended air conditioning within office accommodation

## Rent

£28,000 per annum exclusive.

## Rateable Value

Workshop and Premises £26,500.

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

## EPC

Rating - D94

## Accommodation

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

Accommodation	Sq. m	Sq. ft
Ground Floor	130.01	1,399
First Floor	132.93	1,430
<b>Total</b>	<b>262.94</b>	<b>2,830</b>

## VAT

All prices quoted are exclusive of VAT.

## Tenure

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

## Code of Leasing Business Premises

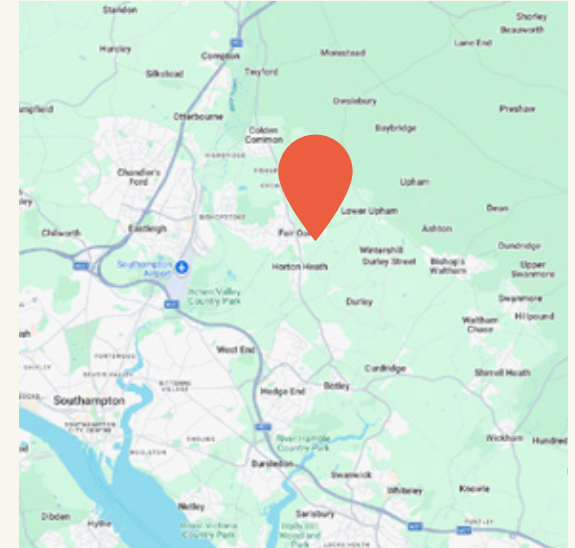
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## 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 is situated a short distance from Fair Oak village and is within a three-mile radius of Eastleigh to the west and Hedge End to the south ensuring excellent accessibility to the motorway network (M27 & M3).



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