



F1 Daedalus Park

Daedalus Drive, Lee on the Solent,
Hampshire, PO13 9FX

TO LET

521.09 sq. m (5,609 sq.ft)



**HELLIER
LANGSTON**

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Modern End of Terrace Business / Industrial

Description

The property comprises a modern end of terrace business / industrial at the popular Daedalus Park.

The unit is constructed of steel portal frame beneath a pitched steel profile roof with roof lighting. At ground floor level there is office / lab space with additional storage and welfare facilities.

A mezzanine floor has been installed to provide extensive offices and meeting rooms. This includes suspended ceilings and LED lighting.

The property benefits from eight allocated parking spaces to the front of the building, together with a dedicated loading area.

Although currently fitted out predominantly as office accommodation, the building was originally constructed as an industrial unit and could be reconfigured to suit a number of uses.

Rent

£ 50,000 per annum exclusive of rates, VAT & all other outgoings.

Rateable Value

The premises are assessed as Workshop and Premises. Estimated Rateable Value for first floor £36,750, subject to final assessment / appeal.

EPC

Rating - 36B

Source: <https://www.tax.service.gov.uk/business-rates-find/search>

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	256.03	2,853
Mezzanine Offices	256.06	2,756
Total	512.09	5,609

Service Charge

There is a service charge levied for the upkeep of the estate. Further information available on request.

VAT

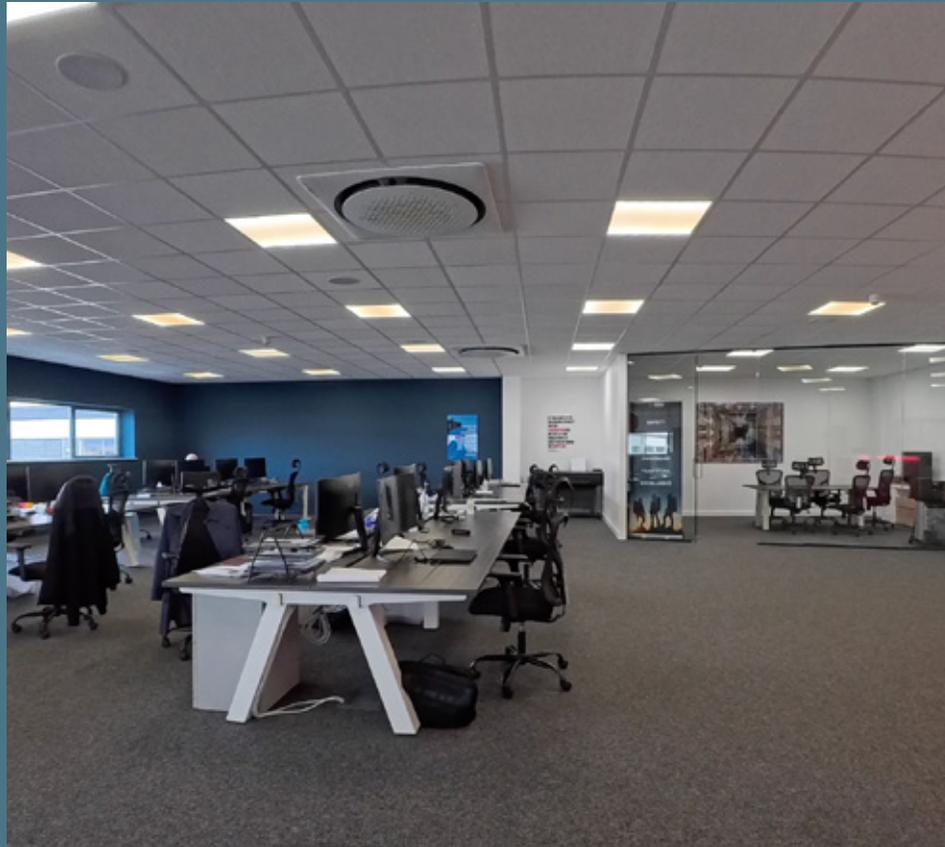
The property is VAT elected.

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.



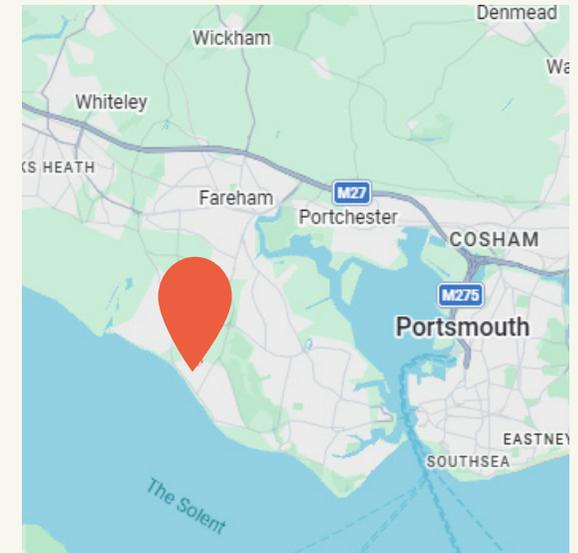
Location

The property is located at Daedalus Park, Daedalus Drive, Lee-on-the-Solent, within the established Solent Enterprise Zone.

The park forms part of the former HMS Daedalus airfield and is now a recognised business location for aviation, marine and advanced engineering occupiers.

The site benefits from good road connectivity via Broom Way (B3385) and Newgate Lane, providing access to the A32 and the M27 (Junction 11) approximately 4 miles to the north.

Lee-on-the-Solent town centre is located around 1 mile to the south, offering a range of local amenities.



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Direct your viewing request and enquiries to:-



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