



2CB Deer Park Farm Industrial Estate

Knowle Lane, Fair Oak, Eastleigh, Hampshire
SO50 7DZ

TO LET

114.08 sq. m. (1,228 sq. ft.)



**HELLIER
LANGSTON**

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Modern Two Storey Business Unit

Description

Deer Park Industrial Estate has been developed over the past 20-25 years and now provides a series of industrial and warehouse buildings. Availability of units is rare demonstrating its appeal as a location.

The property, which is of modern construction with steel portal frame and part brick part clad elevations, comprises a high-quality semi-detached business unit with allocated parking. The ground floor consists of a workshop, part of which is fitted out as office, and a disabled WC. The workshop is accessible via a loading door (width – 3.13m, height – 2.95m). At first floor is an open plan office along with a smaller private office/meeting room plus WC & kitchen accessible off the landing.

Rent

£16,900 per annum exclusive of rates, VAT & all other outgoings.

Tenure

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

Rateable Value

Workshop and premises

2026 RV - £14,000

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

EPC

B47

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	60.98	656
First Floor	53.10	572
Total GIA	114.08	1,228

VAT

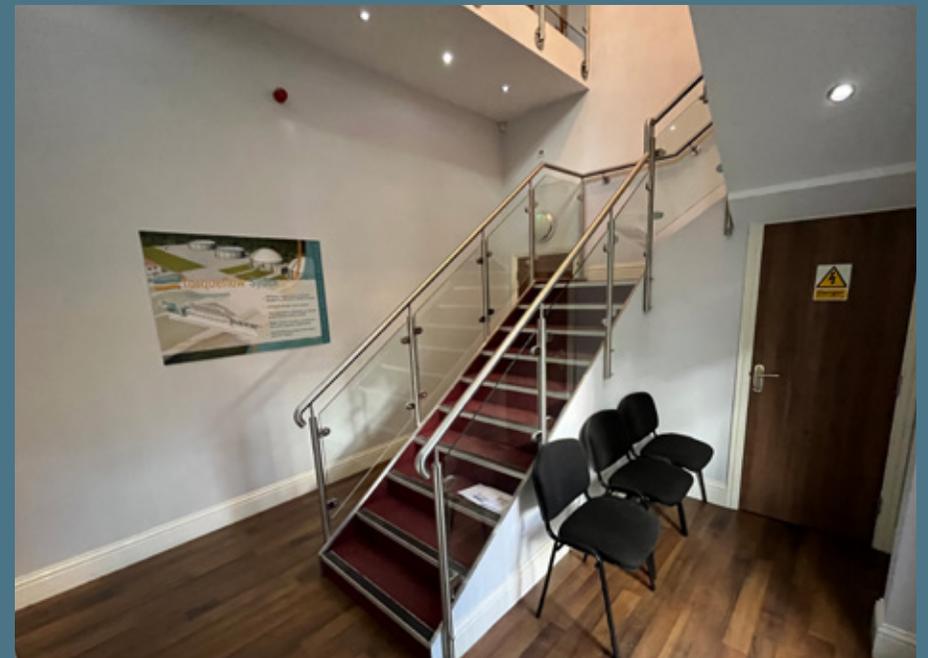
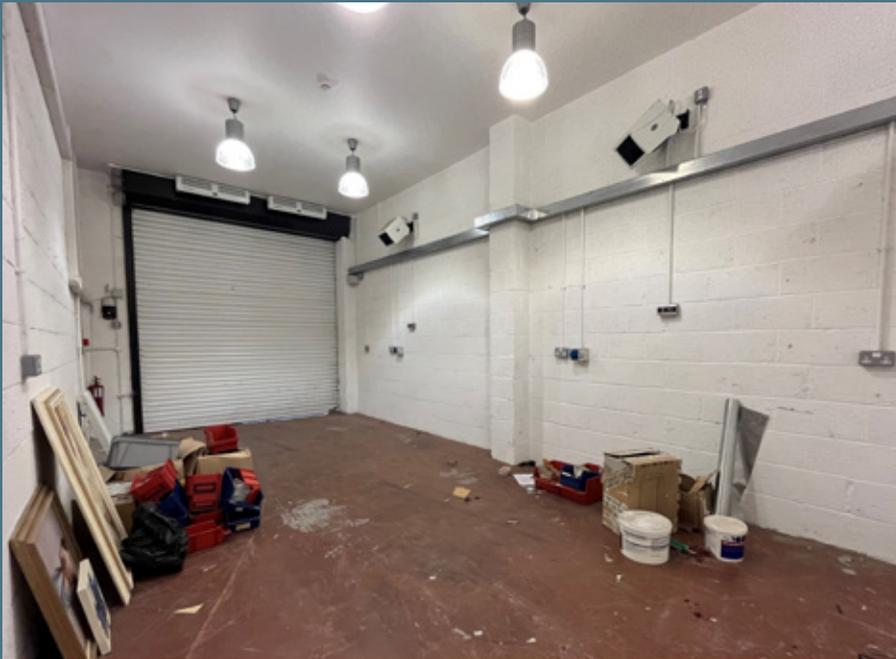
All prices quoted are exclusive of VAT.

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.

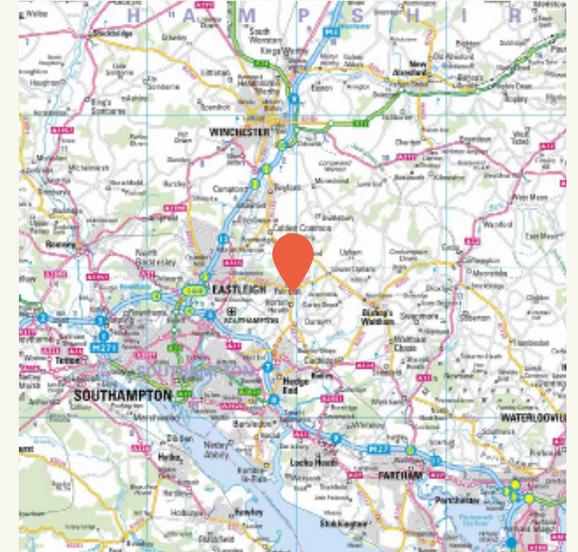
AML

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 and M3).



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Strictly by appointment with sole agents Hellier Langston.