

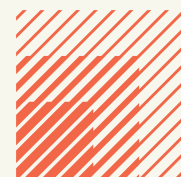


## 9 East Horton Business Park

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

**TO LET**

221.94 sq.m. (2,389 sq.ft.)



**HELLIER  
LANGSTON**

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# Newly constructed semi-detached warehouse/industrial unit

## Description

Unit 9 is a semi-detached unit within a newly constructed 15 unit scheme at East Horton Business Park. Construction completed in July 2024 coinciding with the majority of the site being handed over to new occupiers.

The unit is of steel portal frame construction, with insulated power floated concrete floors, low level brick fascias and high quality 100mm insulated cladding to walls and 120mm cladding to the roofs, with PV panels fitted.

The unit has the benefit of a storage mezzanine (5.0 kN/m2 load capacity) with front to back orientation and clear height from ground to underside of mezzanine of approximately 3.75m.

Windows are located at ground and first floor levels providing capabilities for conversion to office subject to the necessary planning permissions and building regulations.

## Rent

£30,000 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

Warehouse and Premises £19,000.

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

## EPC

Rating - A12

## 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	133.97	1,442
Mezzanine	87.98	947
<b>Total GIA</b>	<b>221.94</b>	<b>2,389</b>

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

## Service Charge

An estate charge is levied with the amount being payable £1.03 per sq. ft. per annum subject to annual revision.

## 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

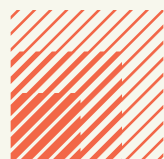
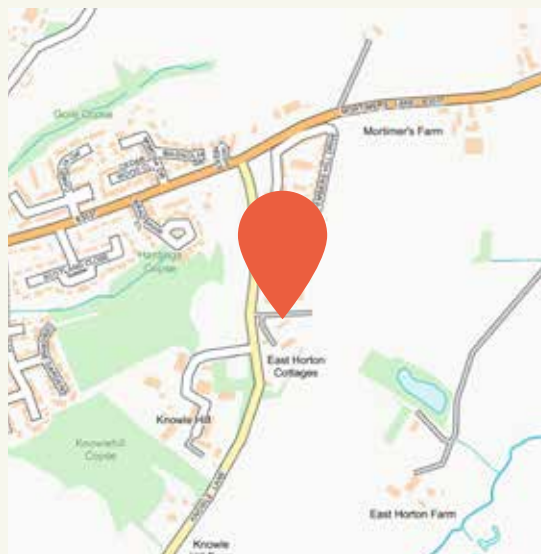
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.





## Location

The estate is located on Knowle Lane in Fair Oak adjacent East Horton Business Park office development and opposite Deer Park Farm Industrial Estate, which comprises a mix of industrial occupiers. The site 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.