17 East Horton Business Park

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

FOR SALE / TO LET
205.78 sq.m. (2,215 sq.ft.)

HELLIER LANGSTON

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Description

The scheme comprises 15 industrial units across 5 blocks. Construction completed in July 2024.

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 storage mezzanine (5.0 kN/m2) load capacity with front to back orientation.

The freehold title extends to the boundary of the building with 3 car parking spaces. The site has communal overflow parking available by way of separate Licence agreement.

Summary

- 3 Phase Power
- High Bay lights in the roof
- Single fuse board with double socket mounted next to it
- BT Openreach Fibre broadband line to each unit
- Chipboard mezzanine floor to take 5.0kN/m²
- Galvanized Steel frame
- Dual Car Charger (22kw) to each unit
- Fully lined toilet, with electric instant water heater
- Min. 6m eaves
- Powered Roller door
- Power floated, insulated concrete floor

Newly Constructed Mid-Terrace Warehouse/Industrial Unit

Price
£480,000 excluding VAT for the freehold interest with vacant possession on completion subject to contract.

Rent
The property is available by way of a new full repairing & Insuring lease at an initial rent of £20,350 pa rising to £25,400 pa in year 2, raising to £30,500 pa in year 3, subject to a minimum term of 5 years, exclusive of rates, VAT & all other outgoings.

EPC
Rating - A12.

Rateable Value
Warehouse and Premises £23,000.
Source: www.tax.service.gov.uk/business-rates-find/search

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.

Legal Costs
Each party to be responsible for their own legal costs incurred in the transaction.

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	135.00	1,453
Mezzanine	70.78	762
Total GIA	**205.78**	**2,215**

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.

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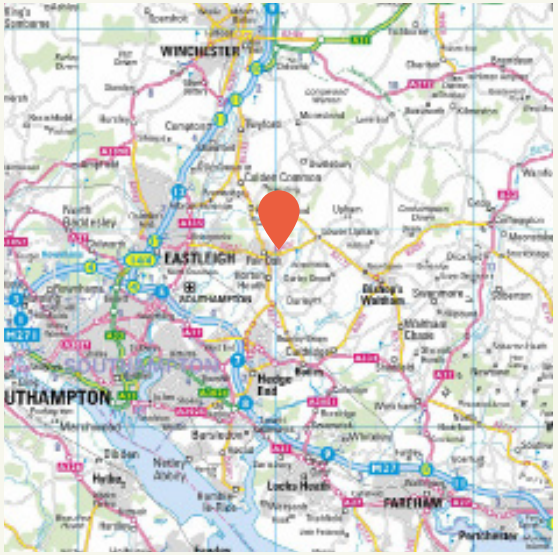
Location

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.



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Contact us

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Strictly by appointment with sole agents Hellier Langston.