

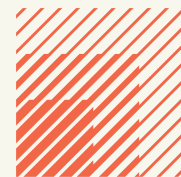


Second Floor Office 2 East Horton Business Park

Knowle Lane, Fair Oak, Eastleigh SO50 7DZ

TO LET

62.9 sq.m (677 sq.ft)



**HELLIER
LANGSTON**

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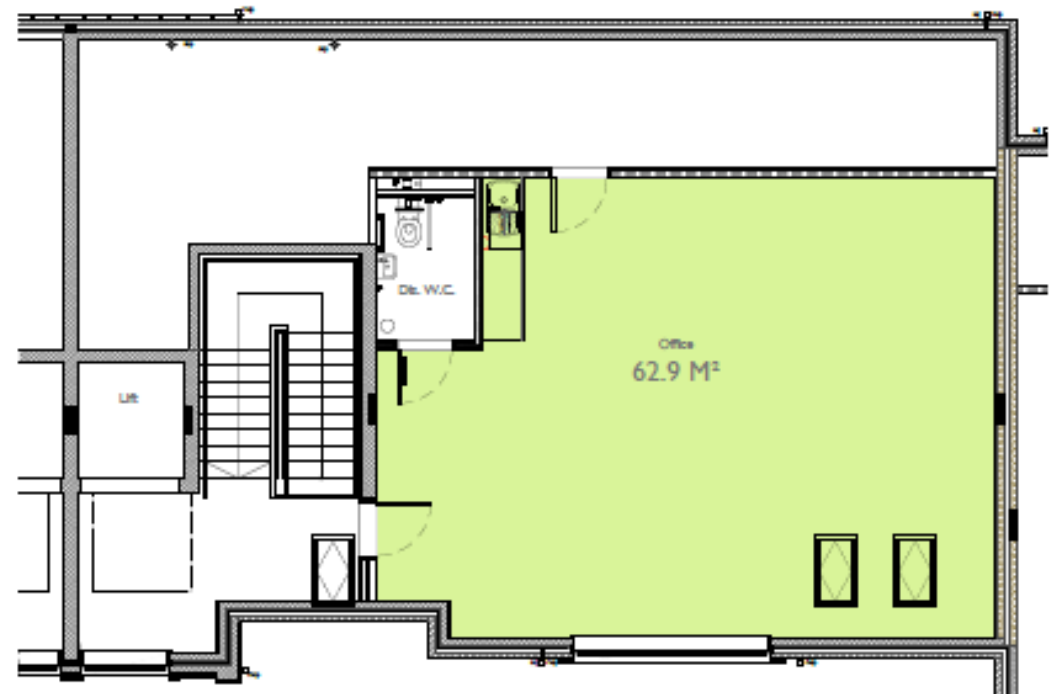
Description

East Horton Business Park is a modern, high-quality office development completed in 2019, strategically positioned adjacent to the South Coast's principal transport routes and communication networks.

The available accommodation comprises the top-floor suite within an impressive three-storey Grade A office building. Finished to a high specification, the suite provides predominantly open-plan workspace together with two private meeting rooms/offices enclosed by contemporary glazed partitioning. Additional amenities include a kitchenette and an accessible WC.

Access is provided via a communal entrance leading to staircase or passenger lift. Immediately outside the suite entrance is a spacious landing area, suitable for informal seating or breakout furniture, if required.

The suite benefits from two allocated car parking spaces.



Second Floor; 62.9 M²

Summary

- Air source heat pumps (heating and cooling)
- Skirting trunking plus 4 floor boxes on the ground and first floor, 2 on the top floor
- Fire alarm and intruder alarm
- Entry system for main door (card/code)
- Lift to all floors
- Live BT FTTP line (High Speed Connection). Cost included in Building Charge
- Shower facilities on site
- Small business rates relief available (subject to eligibility)

Modern High Quality Second Floor Office

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.
Second Floor	62.9	677.5

Rent

Asking rent £16,000 pa exclusive of rates, VAT and all other outgoings.

Rateable Value

Offices and Premises £13,000.

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

Small Business Rates Relief available, subject to eligibility.

EPC

Rating - A.

VAT

The property is VAT elected.

Estate Charge

The budgeted external estate charge is £1,103.52 per annum / £91.96 plus VAT per month and the budgeted building service charge is £1,371.12 per annum / £114.26 plus VAT per month. Electricity is charged separately based on sub-meter readings for each floor/suite.

Legal Costs

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

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.

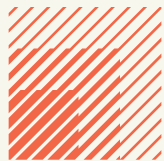
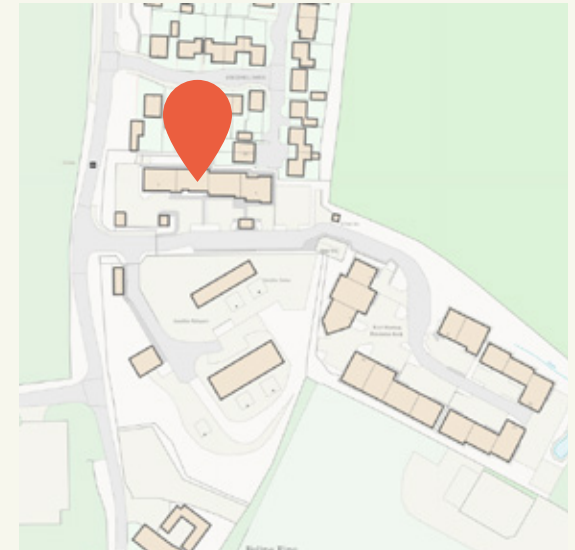
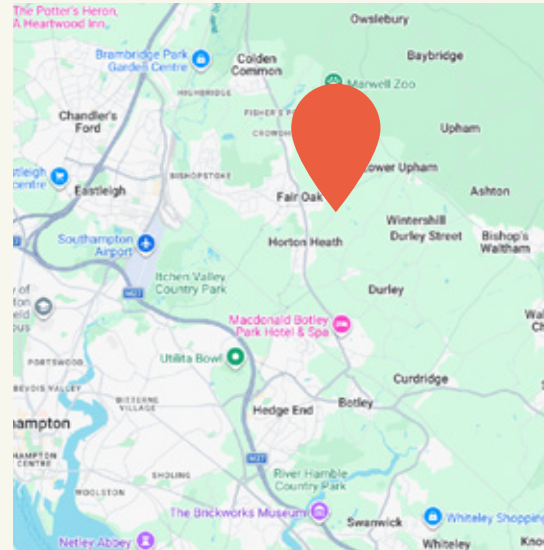


Location

Fair Oak is a large village on the outskirts of Eastleigh, approximately 9 miles south of Winchester and 8 miles north east of Southampton.

Southampton airport is approximately 5 miles to the south west.

The Estate 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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Strictly by appointment with sole agents Hellier Langston.