



**First Floor, 2 East Horton
Business Park
Knowle Lane, Fair Oak, Eastleigh SO50 7DZ**

TO LET
91.6 sq.m. (986 sq.ft.)



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Modern high quality first floor office

Description

East Horton Business Park is a high-quality business park located right next door to the south's major transport links and networks.

The available suite forms part of phase 1 of the Park comprising approximately 12,000 sq. ft. of offices across a single block divided into four, all of which extend over three storeys.

The subject office forms part of Office 2 and is located on the first floor. Access is via a communal entrance, with intercom system, leading to internal staircase and pedestrian lift.

The subject suite has 5 allocated parking spaces.

Summary

- Allocated parking
- LED lighting throughout
- EPC A ratings
- Skirting trunking plus 4 floor boxes
- Air source heat pumps (heating and cooling)
- Fire alarm and intruder alarm
- Entry system for main door (card/code)
- Lift to all floors
- BT Openreach Fire broadband line to each unit
- Shower facilities on site

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.
First Floor	91.6	986

VAT

The property is VAT elected.

Rent

The property is available by way of a new effectively full repairing & Insuring lease at the following stepped rent subject to a minimum term of 3 years:-

Yr 1 - £12,650 pa; Yr 2 - £15,900 pa; Yr 3 - £19,000 pa. Rents are exclusive of rates, VAT & all other outgoings

Rateable Value

The premises are assessed as Offices and Premises currently combined with the 2nd floor. Estimated Rateable Value for first floor £16,750, subject to final assessment / appeal.

EPC

Rating - A

Estate Charge

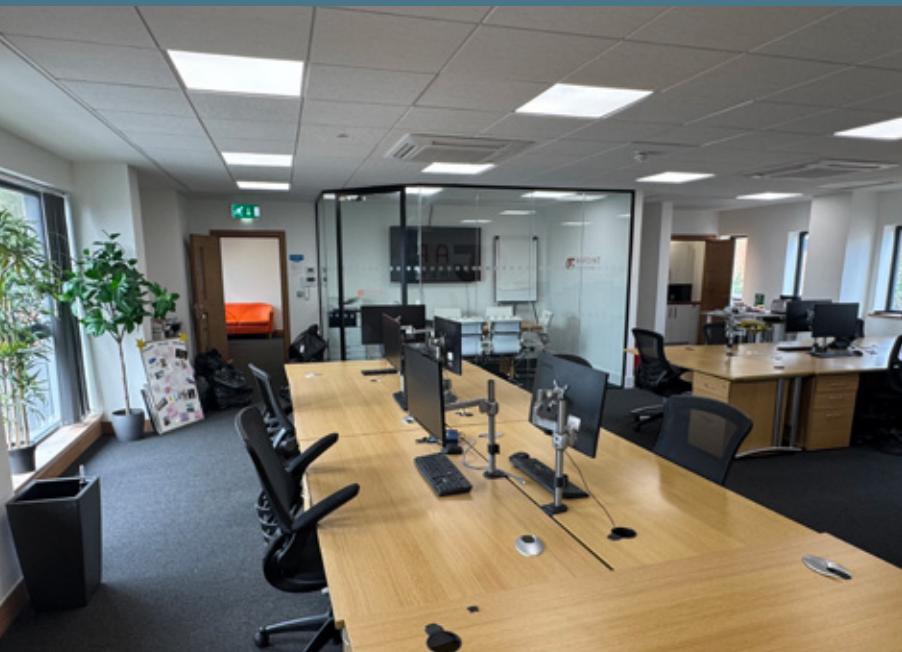
The budgeted external estate charge is £1,788.11 per annum / £149.01 plus VAT per month and the budgeted building service charge is £2,161.09 per annum / £180.09 plus VAT per month. Electricity is charged separately based on sub-meter readings for each floor/suite.

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.

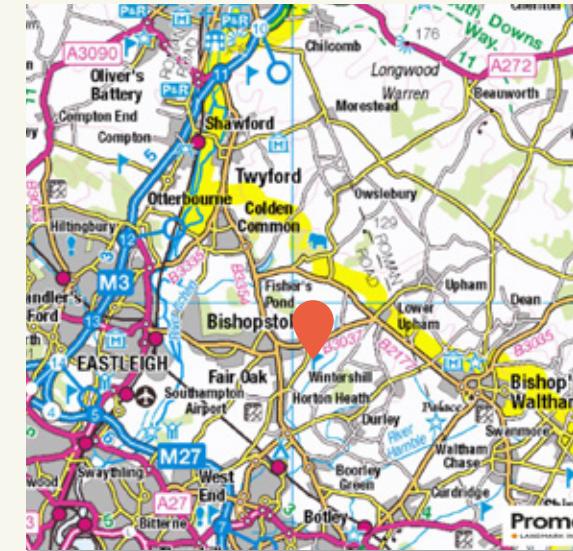
AML

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 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.