

****REDUCED PRICE****

LAST REMANING FREEHOLD

RENTAL INCENTIVES AVAILABLE










Unit 9 East Horton Business Park
Knowle Lane, Fair Oak, Eastleigh, Hampshire SO50 7DZ
FOR SALE / TO LET | 2,389 sq.ft (221.94 sq.m)

 **HELLIER
LANGSTON**



Key Features

-  3 x allocated spaces plus overflow (by way of separate agreement)
-  LED lighting throughout including High Bay
-  Single 22 kw car charger
-  EPC rating A
-  PV panels on roof
-  Power floated insulated concrete floor and c/board covered mezz
-  Estate CCTV and secure electronic gate at entrance (timed with 24/7 access)

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

£32,848 per annum exclusive of rates, VAT & all other outgoings.

Rent free period / stepped rent arrangement available subject to terms to terms.

Price

£499,950 exc vat for the freehold interest.

Rateable Value

The premises have not yet been assessed.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

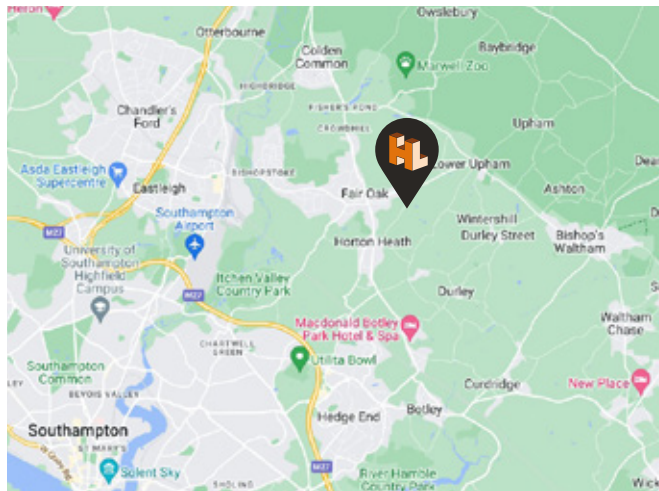
Floor	Sq. m	Sq. ft
Ground Floor	133.97	1,442
Mezzanine	87.98	947
Total	221.94	2,389

EPC Rating

Rating - A

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.



Service Charge

An Estate Charge is levied with amount being payable £1.03 per sq. ft. per annum subject to annual revision.

Planning

Via Eastleigh Borough Council, the site benefits from permission for the 'Construction of 5no. general industrial (Use Class B2) containing 15 separate units, including landscaping, parking and associated works'.

Application No. F/23/94668 dated 14 July 2023.

East Horton Business Park initially comprised an 11,000 sq. ft. 4 unit office development which is located at the entrance of the site. It was successfully built in 2019 and continues to have strong occupancy.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves

Viewing

Strictly by appointment with the sole agents Hellier Langston.

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.

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.

Schedule an appointment

www.hlp.co.uk

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E: fareham@hlp.co.uk

T: 02382 022 111

E: southampton@hlp.co.uk

Contact our agency team

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