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Commercial Property Consultants

# TO LET

**1C Deer Park Farm Industrial Estate, Knowle Lane, Fair Oak, Eastleigh SO50 7DZ**  
**Mid-Terrace Industrial/Warehouse Unit**



## KEY FEATURES

194.72 sq. m. (2,096 sq. ft.)

New lease

Popular estate

Rare availability

Ground floor workshop / warehouse

First floor office

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Enterprise House, Ocean Village  
Southampton SO14 3XB

# To Let

## Mid-Terrace Industrial/Warehouse Unit

### Description

Deer Park Industrial Estate has been developed over the past 25-30 years and now provides a series of predominantly detached industrial and warehouse buildings. Availability of units is rare demonstrating its appeal as a location.

The unit comprises a mid-terrace industrial/warehouse unit with first floor offices.

The section of the estate that incorporates Unit 1 to 1D has the benefit of a shared secure electric gate.

### Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. m.	sq. ft.
Ground Floor Workshop/Warehouse	129.27	1,391
First Floor Offices	65.45	705
<b>Total:</b>	<b>194.72</b>	<b>2,096</b>

### Terms

Available on a new full repairing and insuring lease for a term to be agreed.

### Rent

£23,000 per annum exclusive.

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value

Workshop and premises - £17,000

Source:

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

### Energy Performance Certificate

To be provided.

### Legal Costs

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

### Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales 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 (1<sup>st</sup> edition, February 2020) can be found on the RICS website.



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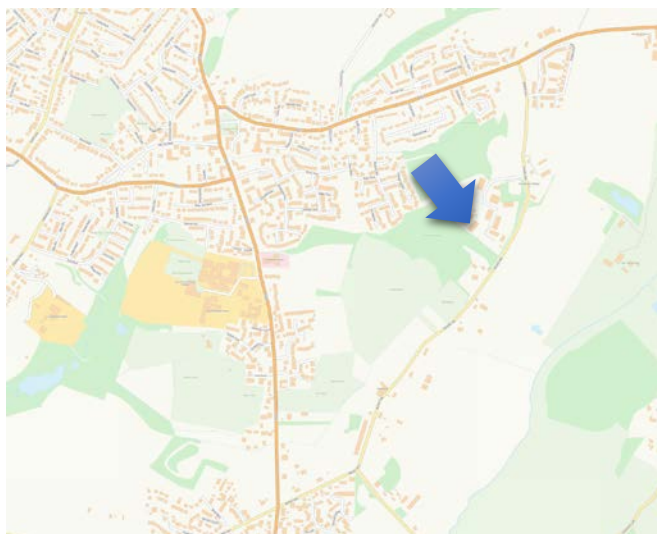
## Mid-Terrace Industrial/Warehouse Unit

### Location

The estate is situated a short distance from Fair Oak village and is within a three-mile radius of Eastleigh to the west and Hedge End to the south ensuring excellent accessibility to the motorway network (M27 & M3).

### Viewing

Strictly by appointment through sole agents Hellier Langston.



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**Patrick Mattison**  
m: 07926 581464  
e:patrick@hlp.co.uk

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Enterprise House  
Ocean Village  
Southampton  
SO14 3XB  
**02382 022 111**  
www.hlp.co.uk



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