



EAST HORTON BUSINESS PARK, KNOWLE LANE, FAIR OAK  
EASTLEIGH SO50 7DZ  
FOR SALE / TO LET | From 1,458 sq.ft to 2,905 sq.ft





## Description

The scheme comprises 15 industrial units across 5 blocks.











Construction of Blocks A, B & D completed in April 2024 and are ready for occupation. Blocks C & D have a target practical completion date of June 2024.

The units are of steel portal frame construction, with 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 units have the benefit of storage mezzanines (5.0 kN/m<sup>2</sup> load capacity with front to back orientation).

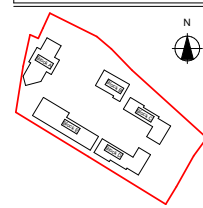
Windows are located at ground and first floor level providing capabilities for conversion to office subject to the necessary planning permissions and building regulations.

## Summary

-  Allocated parking, with overflow available (seperate agreement)
-  LED lighting throughout inc. High Bay
-  EPC A ratings
-  Power floated insulated concrete floor and c/board covered mezz
-  Galvanised steel
-  Single 22 kw car charger to each unit
-  Estate CCTV
-  Powered roller door
-  BT Openreach Fibre broadband line to each unit
-  3 phase power



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 NOT TO BE SCALED. DIMENSIONS TO BE CHECKED ON SITE  
 SCALING FOR LOCAL AUTHORITY PURPOSES ONLY



Location Plan

NOTES

In addition to the hazards/risks normally associated with the type of work detailed on the drawing like risks of the above, it is assumed that all works on the drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

CDM Risk Schedule

- ▲ Specific health & safety risks associated with this building are highlighted, but not limited to the caution noted adjacent to the item of risk. Refer to risk schedule on individual drawing.
- ▲ Injury caused by incorrect handling of large / heavy items.
- ▲ Potential to fall from height.
- ▲ Potential to fall from height through voids within floors.
- ▲ Harm caused by handling load.
- ▲ Harm caused by Electrocution.

The contractor is to ensure that the proposed works will be executed in accordance with the relevant conditions stipulated in the Local Planning Authority's Decision Notice, the current Building Regulations and any conditions stipulated if required, the requirements of the Fire Officer, the Institute of Electrical Engineers handbook (current edition) and the requirements of the local Water Authority where required.

Materials and workmanship should, where applicable, comply with the current British Standards (include specifications and Codes of Practice). Where such guidelines cover the work, materials and workmanship should conform to established good practice.

The location of existing services should be established prior to the commencement of any work, or if discovered to be a service with that shown on the drawings or services maps, the design consultants must be notified immediately.

The contractor is to check all dimensions, both internal and external, prior to the commencement of any work, including the ordering of materials. Any errors must be reported to the design team.

Where proprietary materials, fixtures or fittings are used, they must be detailed / fixed strictly in accordance with the manufacturer's written instructions and published details pertaining to the circumstances in which they are to be used.

The specification must be read in conjunction with all other drawings, schedules and documents which form part of this design package and Building Regulations submission.

Ensure All joints are taped / sealed in walls, floors and ceilings.

Any variations to be carried out on site should be brought to the attention of the design team for verification of compliance with statutory requirements and regulations prior to work commencing on site.

The drawing should be read in conjunction with Structural Engineers drawings and calculations.

All Structural Elements including steel beams, post stones, all timber joints, trims and ground floor structure to be carried out in accordance with Structural Engineers details. Any Structural steel work must be detailed in accordance with the design team and must be read in conjunction with the Structural Engineers report.

BUILDING REGULATIONS

Revision	Description	Date	Drawn
P4	Block B moved 2.4m east	02-10-23	PR

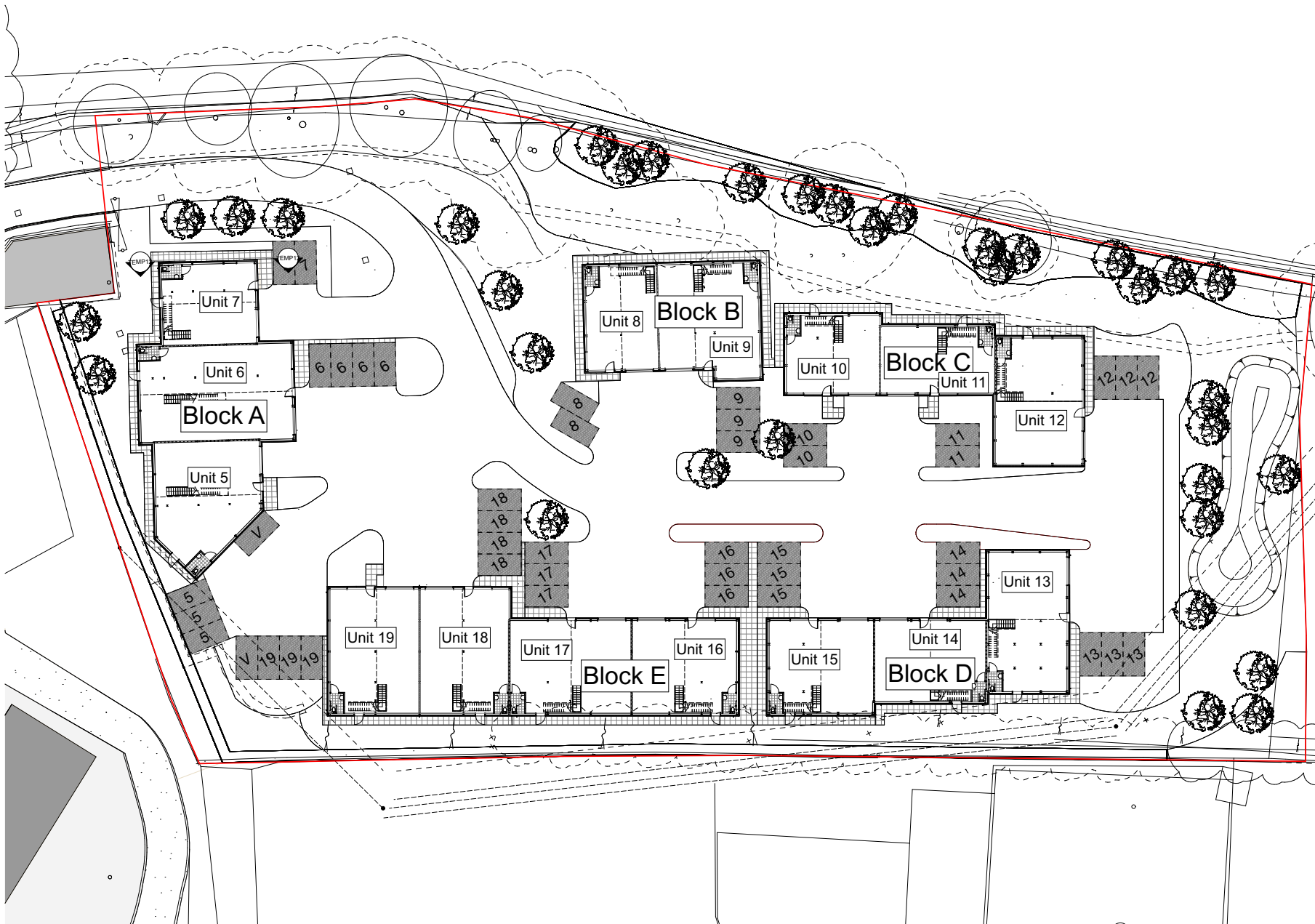
Designer



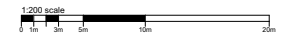
Project:  
**Knowle Lane, Eastleigh**  
 Proposed Commercial units

Drawing:  
**Site Plan**

Date	Scale	
July 2023	1:200 @ A1	
Drawing No.	Status	Revision
23 / 316 / 110	PRELIMINARY	P4



Site Plan  
 1:200







*“The development provides an excellent opportunity for prospective owner occupiers wishing to own their own asset, as well as those looking to lease with compelling terms available which will help towards relocation or expansion costs.*

*The construction of this additional phase at East Horton Business Park has been completed to an extremely high standard with a focus on minimising environmental impact. The units provide excellent facilities with A rated EPCs, PV panels, EV charging points and over 1,500 plants and trees incorporated within the landscaped areas ensuring it meets the needs of today and the future.’*

Patrick Mattison  
Office, Industrial, Investment & Development Agency

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## Accommodation, Prices & Rents

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

Floor	GF	Mezz	TOTAL GIA	Price	Rent pax
Unit 5	1,453	726	2,179	£490,275	£29,661
Unit 6	1,937	968	2,905	£635,625	£39,943
Unit 7	969	484	1453	£326,925	£19,980
Unit 8	969	484	1453	£326,925	£19,980
Unit 9	1,442	947	2389	£537,525	£32,848
Unit 10	969	484	1453	£326,925	£19,980
Unit 11	969	484	1453	£326,925	£19,980
Unit 12	1,453	726	2179	£490,274	£29,961
Unit 13	1,453	726	2179	£490,275	£29,961
Unit 14	1,184	592	1776	£399,600	£24,420
Unit 15	1,270	635	1905	£428,625	£26,193
Unit 16	1,270	635	1905	£428,625	£26,193
Unit 17	1,453	762	2215	£498,375	£30,456
Unit 18	1,453	762	2215	£498,375	£30,456
Unit 19	1,453	762	2215	£498,375	£30,456

Prices & rents are exclusive of VAT at the prevailing rate. Rents are exclusive of rates, & all other outgoings.

## Tenure

The premises are available freehold, or leasehold by way of new Full Repairing & Insuring lease for a term to be agreed.

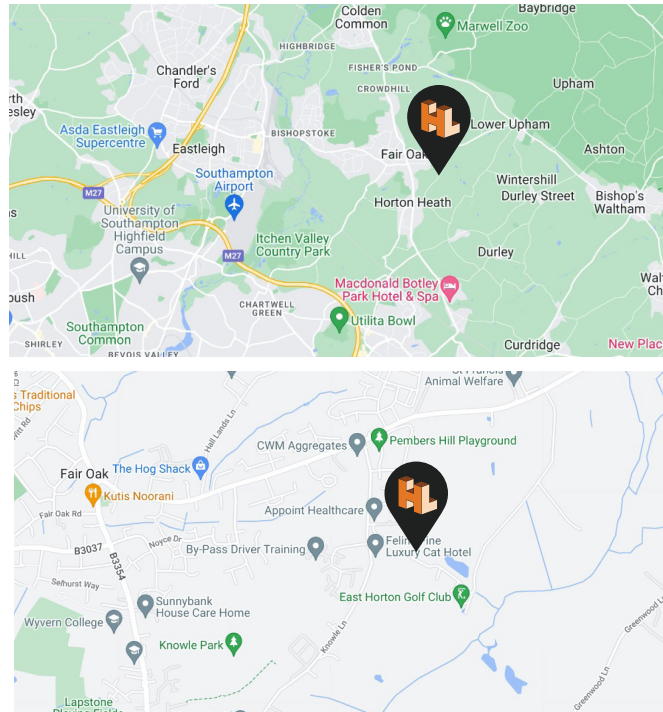
## EPC Rating

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.



## 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.

## Rateable Value

The premises are to be assessed individually by the VOA.

## Estate Charge

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

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves. The units are elected for VAT.

## Viewing

Strictly by appointment with the sole agents Hellier Langston.

Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

T: 01329 220 111

E: [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

T: 02382 022 111

E: [southampton@hlp.co.uk](mailto:southampton@hlp.co.uk)

Contact our sales and letting team

**Patrick Mattison**

T: 07926 581 464

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**Matt Poplett**

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