



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

**4 East Horton Business Park, Knowle Lane,
Fair Oak, Eastleigh SO50 7DZ
Modern High Quality Offices**



KEY FEATURES

246 sq. m. (2,680 sq. ft.)

High Quality Grade A Office

High speed internet connection to building

Air conditioning (Heat Pump)

EPC rating A

12 parking spaces

New lease

**Floor-by-floor lettings will be considered
subject to terms**

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Visit: **www.hlp.co.uk**

Hellier Langston
Enterprise House, Ocean Village
Southampton SO14 3XB

To Let

Modern High-Quality Offices

Description

East Horton Business Park is a high-quality office park constructed in 2019 located right next door to the south's major transport links and networks.

The subject unit comprises a high-spec three-storey grade A office with 12 allocated car parking spaces.

The property is located on the right-hand side of the block providing external glazing on 3 elevations.

Additional benefits include:-

- Air source heat pumps (heating and cooling)
- Skirting trunking plus 4 floor boxes on the ground and first floor, 2 on the top floor.
- BT FTTP to each unit (High Speed Connection)
- Fire Alarm & Intruder Alarm
- Entry system for main door (card/code)
- Lift to all floors
- Shower facilities on site

Accommodation

The property has been measured and has the following approximate net internal area:

	sq. m.	sq. ft.
Ground Floor	90.1	970
First floor	90.1	970
Second Floor	65.8	740
Total:	246.00	2,680

Terms

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

Rent

£53,600 per annum exclusive.

Rent floor-by-floor available on request.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Offices and premises

Ground Floor	£15,250
First Floor	£15,250
Second Floor	£10,500

Source:

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

Energy Performance Certificate

Rating – A23

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 (1st edition, February 2020) can be found on the RICS website.



To Let

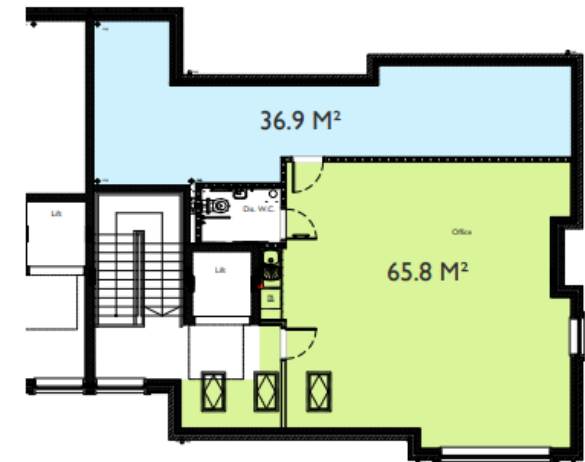
Modern High-Quality Offices



Ground Floor; 90.1 M²



First Floor; 90.1 M²



Second Floor; 65.8 M²

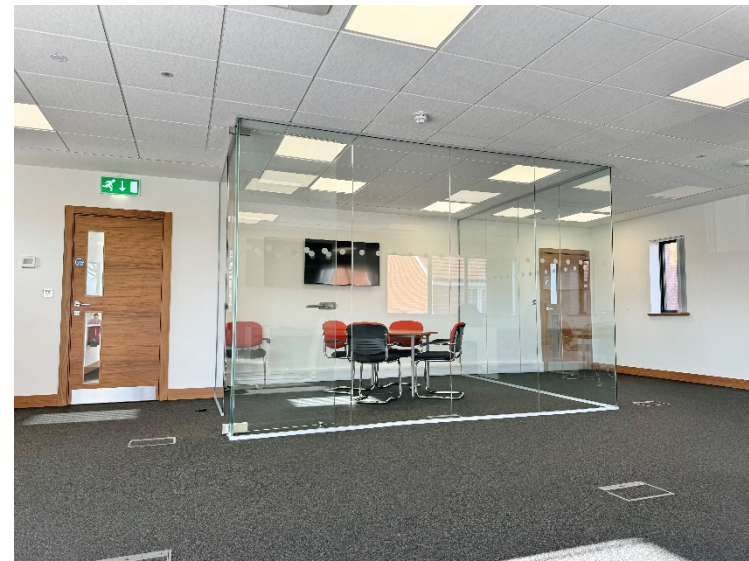
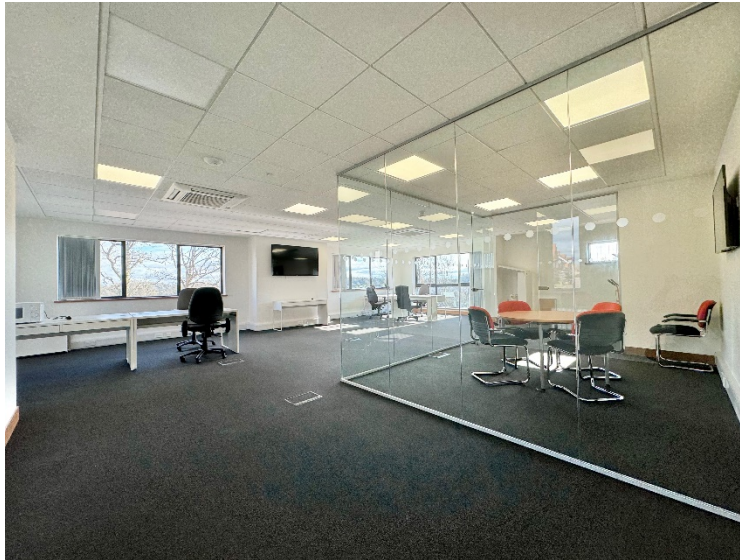
Total Area; 246 M²
(Excludes storage area)

Second Floor Storage Area; 36.9 M²

Note - Head Room Is Less Than 1500mm And
Decreases Towards The Outside Wall

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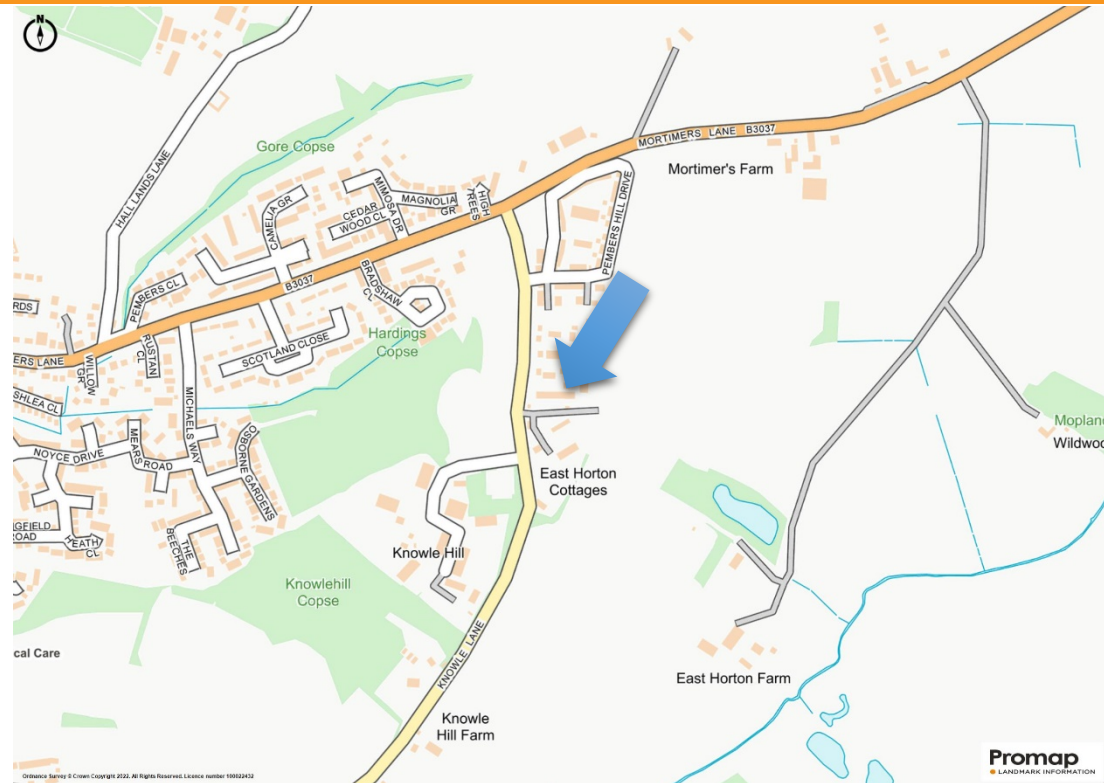
Location

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.

M27 Junction 7 is located approximately 3.75 miles to the south M3 Junction 13 is approximately 4.5 miles to the west.

Viewing

Strictly through sole agents Hellier Langston.



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