

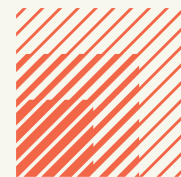


**First Floor, 2 East Horton
Business Park**

Knowle Lane, Fair Oak, Eastleigh SO50 7DZ

TO LET

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



**HELLIER
LANGSTON**

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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 5 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

Offices and Premises £18,500.

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.



