



Units 14 & 15, Block D, East Horton Business Park,  
Knowle Lane, Fair Oak, EASTLEIGH SO50 7DZ  
TO LET | Unit 14 - 1,776 sq.ft, Unit 15 - 1,905 sq.ft



HELLIER  
LANGSTON



## Description

The scheme comprises 15 industrial units across 5 blocks. Construction completed in July 2024.

Block D comprises a terrace of 3 units, each with own allocated parking. There is also an additional parking / open storage area located adjacent Unit 13 which can be rented by way of separate agreement.












The units are 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.

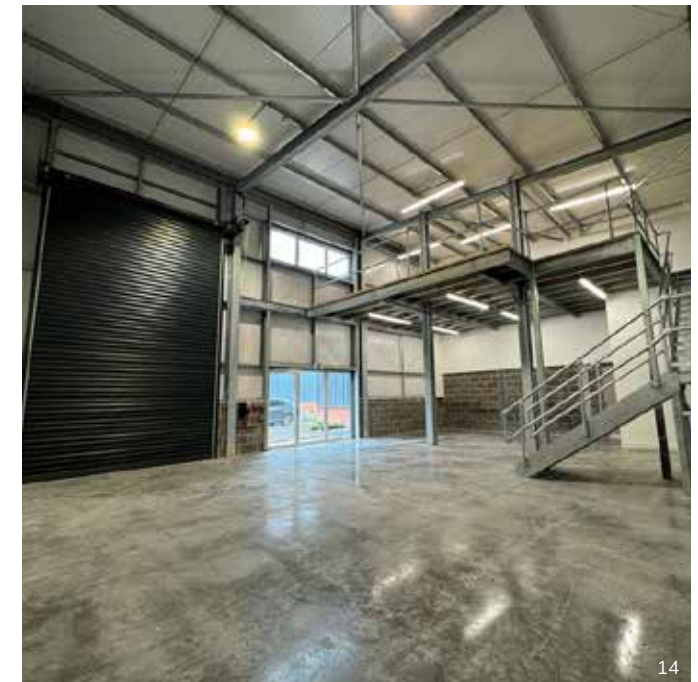
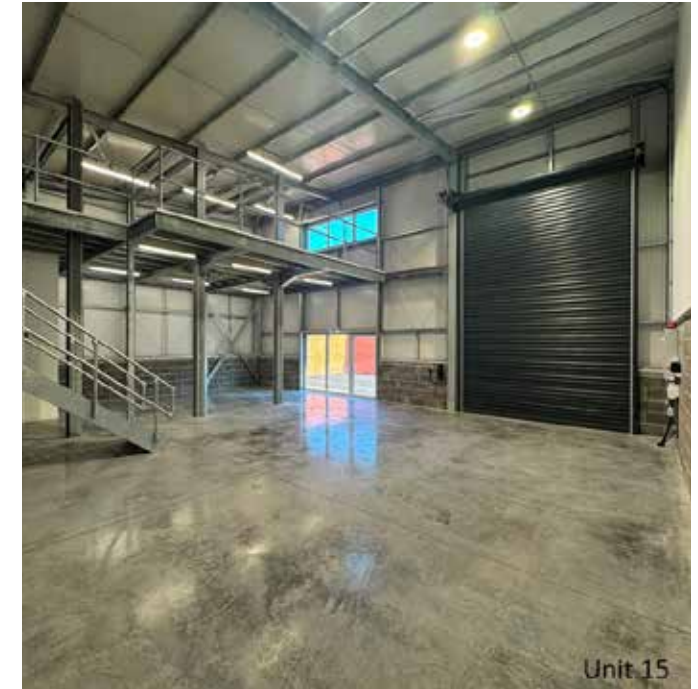
The units have the benefit of storage mezzanines (5.0 kN/m<sup>2</sup>) load capacity with front to back orientation.

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

Units are available individually or combined (1,776 sq.ft - 5,869 sq.ft)

## Summary

-  Allocated parking, with overflow available (separate 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
-  PV panels on roof







## Accommodation & 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 sq.ft	Mezz sq.ft	Total GIA	Rent pax
Unit 14	1,184	592	1,776	£24,420
Unit 15	1,270	635	1,905	£26,193

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

## Tenure

All units are available on a leasehold basis by way of new Full Repairing and Insuring lease for a term to be agreed. Available individually or combined.

## EPC Rating

Rating - A.

## 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.

## 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. The units are elected for VAT.

## 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.

## 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](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

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



HELLIER  
LANGSTON