

TO LET

Modern First Floor Office Space

First Floor Building 2, East Horton Business Park, Knowle Lane, Fair Oak, Eastleigh, Hampshire, SO50 7DZ

Key Features

- Net Internal Area 986 Sq Ft (91.6 Sq M)
- 5 Allocated Parking Spaces
- Communal Entrance with Intercom System
- Air Conditioning
- LED Lighting Throughout

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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG



Location

East Horton Business Park is located near the outskirts of Fair Oak. The park comprises of approximately 12,000 Sq Ft of three storey office blocks. The Estate benefits from excellent road transport links via the M27 and M3.

Description

The property comprises modern first floor office space. Access to the building is via a communal area leading to internal staircase and lift to all floors.

This property has 5 allocated parking spaces.

Terms

Available by way of a new full repairing and insuring lease at the following stepped rent subject to a minimum term of 5 years:

Yr 1 – £12,650 Per Annum
Yr 2 – £15,900 Per Annum
Yr 3 – £19,000 Per Annum

Rents are exclusive of rates, VAT (if applicable) and all other outgoings.

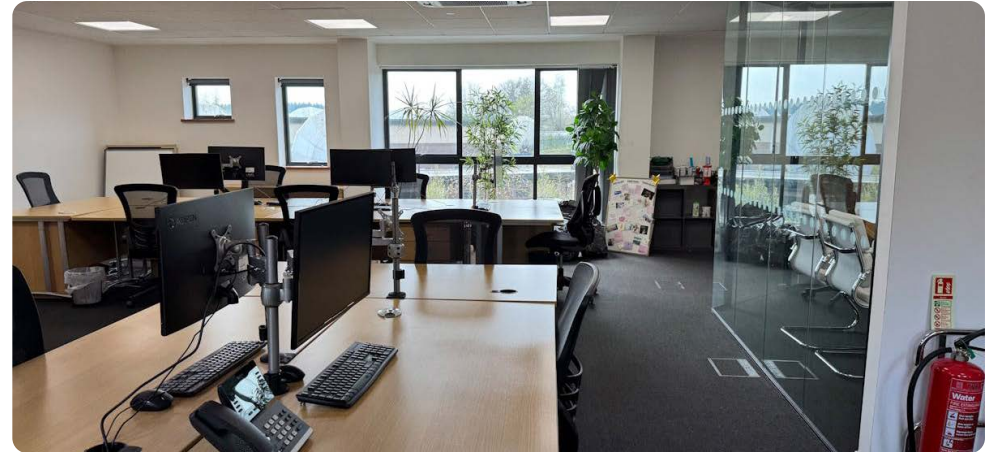
The budgeted external estate charge is £1,605.60 per annum / £133.80 plus VAT per month and the budgeted building service charge is £1,994.88 per annum / £166.24 plus VAT per month. Electricity is charged separately based on sub-meter readings for each suite.

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	986	91.6

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



What3words: **lighter.mocked.indicates**

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

A (21)

Rateable Value

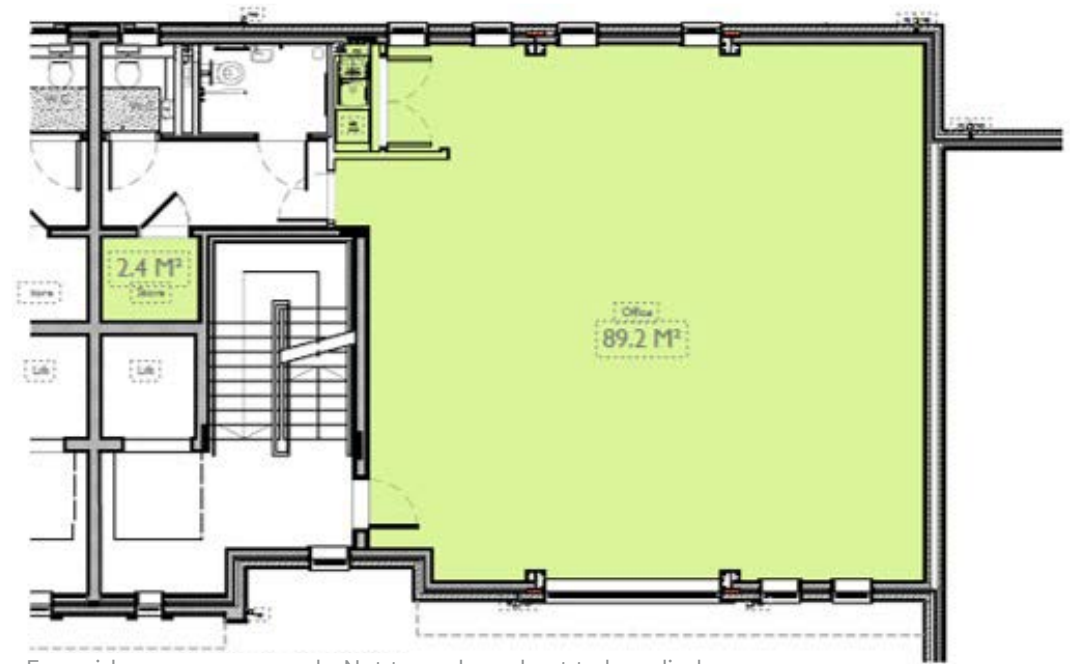
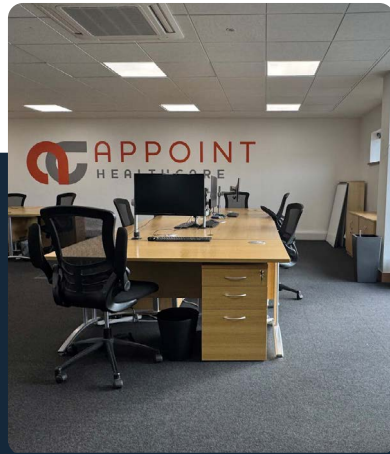
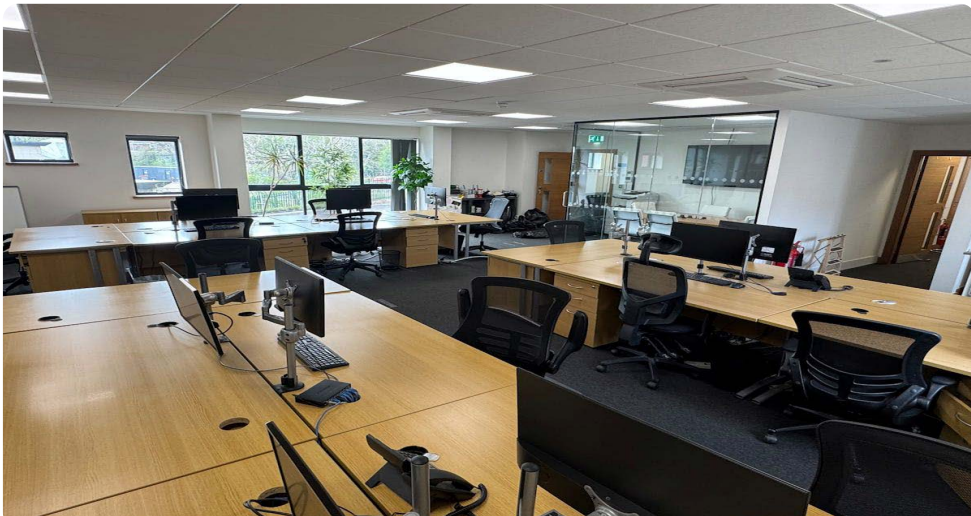
Rating

£18,500

Source www.voa.org.uk

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



For guidance purposes only. Not to scale and not to be relied upon.

Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Patrick Mattison | 01329 220 111 | patrick@hlp.co.uk



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