

FOR SALE

Warehouse/Industrial Unit

Unit 17 East Horton Business Park, Knowle Lane, Fair Oak, Eastleigh, Hampshire, SO50 7DZ

Key Features

- Gross Internal Area 2,215 Sq Ft (205.78 Sq M)
- Galvanized Steel frame
- 3 Allocated Car Parking Spaces
- Dual Car Charger (22kw) to each unit
- Powered Roller door
- 3 Phase power



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

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 Estate benefits from excellent road transport links via the M27 and M3.

Description

Unit 17 is a steel portal frame 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. There is a front to back mezzanine with a 5.0 kN/m2 load capacity. The property has three allocated car parking spaces at the front, with communal overflow parking available by way of separate licence agreement.



What3words: **respected.affords.daunting**

Terms

Offers considered in the region of £480,000 subject to contract for the freehold interest with vacant possession on completion.

There is a service charge of £1.03 per sq. ft. per annum, subject to annual revision.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	1,453	135
Mezzanine	762	70.78
Total Gross Internal Area	2,215	205.78

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



VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

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 (12)

Rateable Value

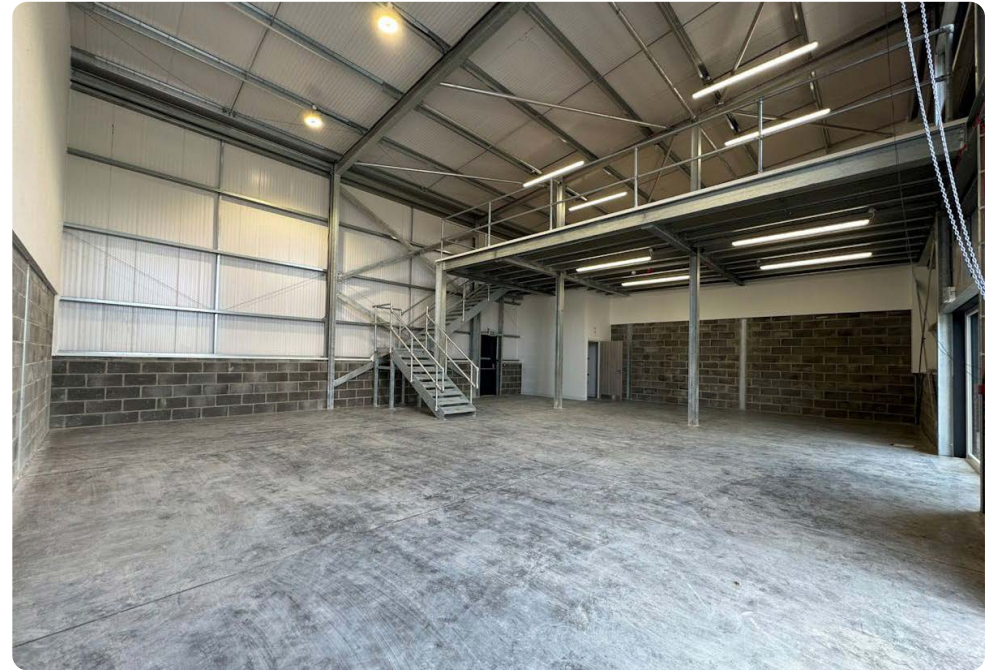
Rating

£23,000

Source www.voa.org.uk

Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

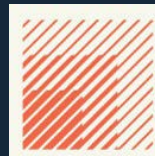


Contact Us

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

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