



HELLIER  
LANGSTON  
Commercial Property Consultants

# FOR SALE/TO LET

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

*60% UNDER OFFER IN PHASE 1*

## KEYFEATURES

Phase I consisting of 9 units across three Blocks

Units from 1,453 sq.ft to 2,905 sq.ft

**PURCHASE or LEASE** options

Allocated Parking

3 phase power

Dual Car Charger (22kw) to each unit

**Phase 1 - Practical Completion**  
February/March 2024

*15-Unit New Build Industrial / Warehouse Estate*

# For Sale/To Let

## East Horton Business Park

### Description

The scheme will provide 15 industrial / warehouse units across 5 blocks via a phased development. Phase 1 comprises 9 units across Blocks A, B & E.

Each unit will be built with steel portal frame, low level brick fascias and high quality 100mm insulated cladding to walls and 120mm cladding to the roofs.

The units will have the benefit of storage mezzanines located across one half, with front to back orientation, with a 5.0 kN/m<sup>2</sup> load capacity.

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

### 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.

### Specification and services

Each unit is being built to the following specification:-

- 100mm Insulated Cladding to the walls
- 120mm Insulated Cladding to the Roof
- 3 Phase power
- High Bay lights in the roof
- Single fuse board with double socket mounted next to it
- BT Openreach Fibre broadband line to each unit.
- Chipboard mezzanine floor to take 5.0kN/m<sup>2</sup>
- Galvanized Steel frame
- Dual Car Charger (22kw) to each unit
- Fire Alarm
- Powered Roller door
- Unpainted blockwork around perimeter
- Fully lined toilet, with electric instant water heater.
- Power floated, insulated concrete floor
- 6m eaves

### Terms

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.

### Estate charge

An estate charge is payable for contribution to communal costs. Estimated to be £1.03 per sq.ft pa. Subject to annual revision.

### 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 (1<sup>st</sup> edition, February 2020) can be found on the RICS website.



# For Sale/To Let

## East Horton Business Park

### Accommodation (Phase I)

Block	Unit	Parking	GF (sq.ft)	GF (sq.m)	Mezz. (sq.ft)	Mezz (sq.m)	Total (Sq.ft)	Total (sq.m)
A	5	3	1,453	135	726	67	2,179	205
A	6	4	1,937	180	969	90	2,905	270
A	7	2	969	90	484	45	1,453	135
B	8	2	969	90	484	45	1,453	135
B	9	3	1,442	134	947	88	2,389	222
E	16	3	1,270	118	635	59	1,905	177
E	17	3	1,453	135	762	67	2,215	205
E	18	4	1,453	135	762	67	2,215	205
E	19	3	1,453	135	762	67	2,215	205

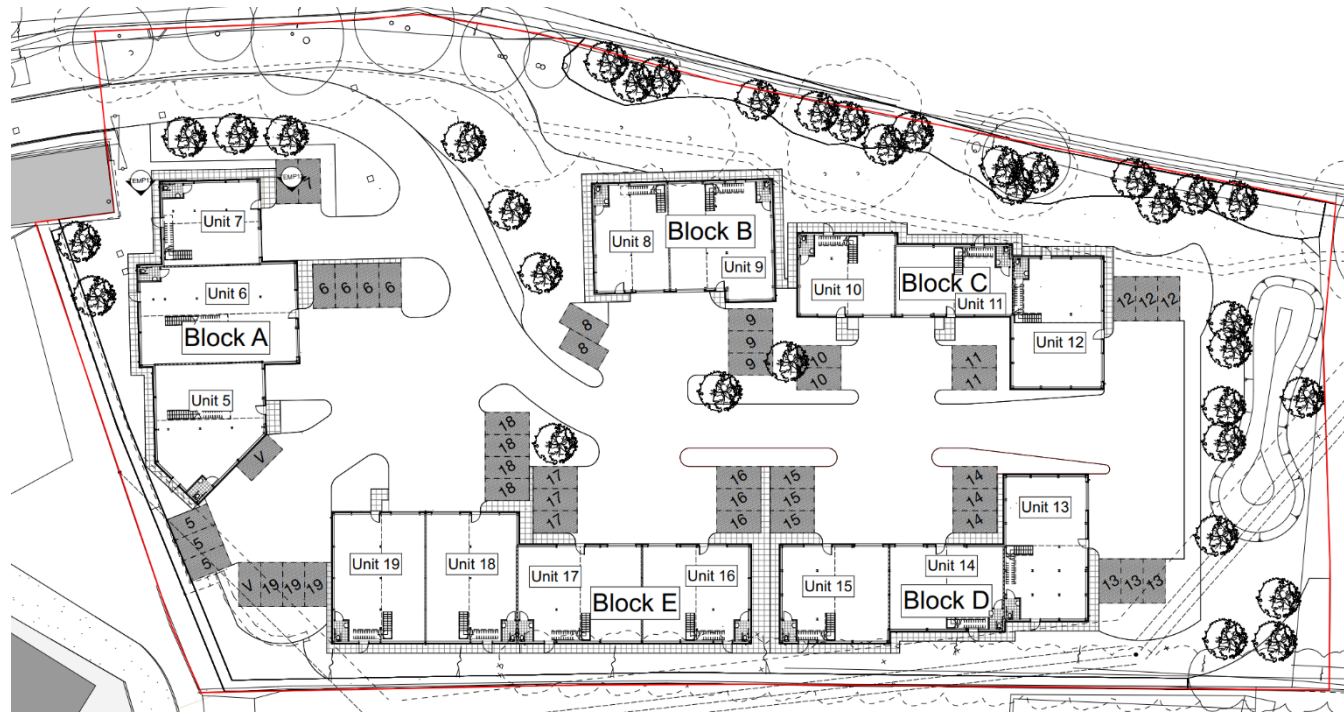


Northin Aviation

Southampton 02382 022 111 Fareham 01329 220 111 Visit: [www.hlp.co.uk](http://www.hlp.co.uk)

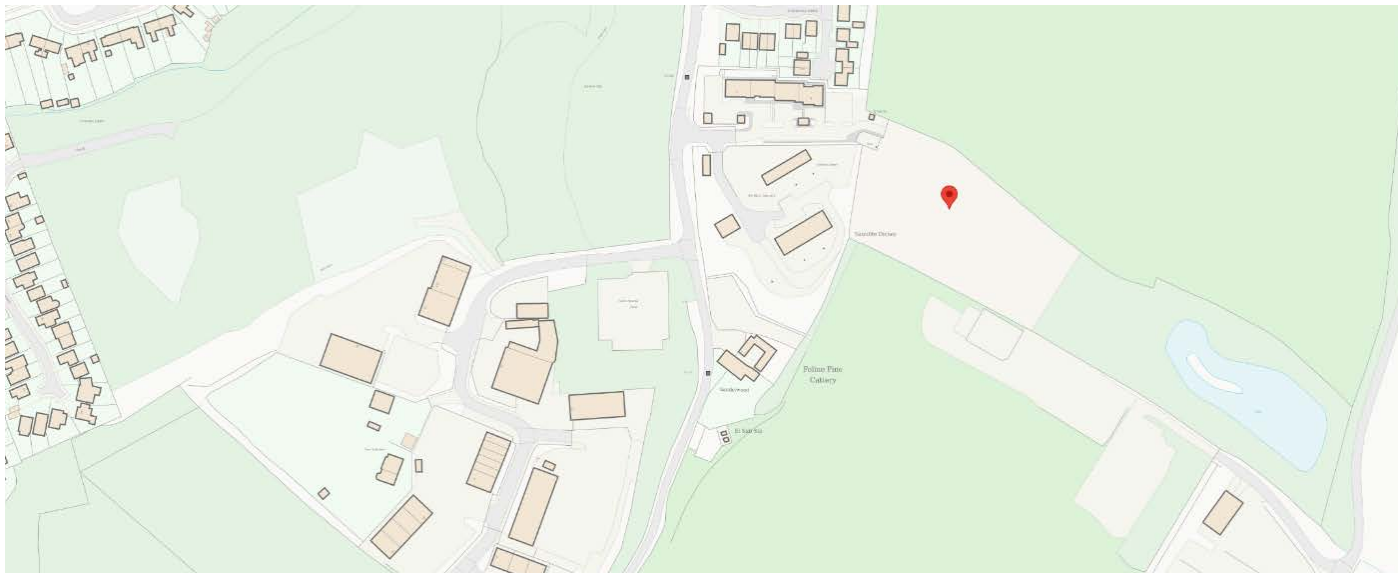
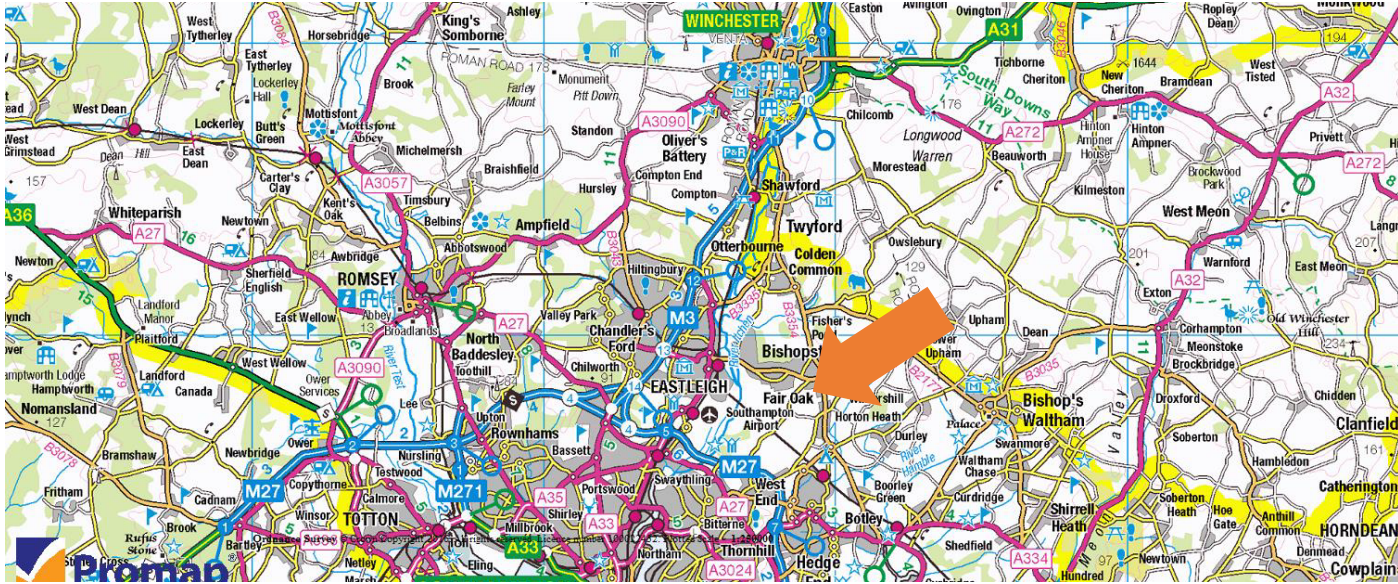
# For Sale/To Let

## East Horton Business Park



# For Sale/To Let

## East Horton Business Park



### Viewing

Strictly by appointment through sole agents  
Hellier Langston.

Call us on: **02382 022 111**  
or **01329 220 111**  
Visit: [www.hlp.co.uk](http://www.hlp.co.uk)



**Patrick Mattison**  
t: 01329 220111  
m: 07926 581464  
e: [patrick@hlp.co.uk](mailto:patrick@hlp.co.uk)



**Matthew Poplett**  
t: 02380 574512  
m: 07971 824525  
e: [matt@hlp.co.uk](mailto:matt@hlp.co.uk)



**Important Notice:** Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.

East Horton Business Park, Knowle Lane, Fair Oak, Eastleigh

January 2024



Block	Unit	Parking	GF Size (Sq Ft)	Mezz Size (Sq Ft)	Total (Sq Ft)	Rent pa	Price	Availability
A	5	3	1,453	726	2,179	£31,596	£490,275	Available
A	6	4	1,937	968	2,905	£42,123	£653,625	Under offer
A	7	2	969	484	1,453	£21,069	£326,925	Under offer
B	8	2	969	484	1,453	£21,069	326,925	Available
B	9	3	1,442	947	2,389	£34,640	£537,525	Available
E	16	3	1,270	635	1,905	£27,623	£428,625	Under offer
E	17	3	1,453	762	2,215	£32,118	£498,375	Under offer
E	18	4	1,453	762	2,215	£32,118	£498,375	Available
E	19	3	1,453	762	2,215	£32,118	£498,375	Under offer

- ❖ Rents are exclusive of rates, VAT & all other outgoings.
- ❖ Prices exclusive of VAT.
- ❖ Schedule should be read in conjunction with agent's particulars.
- ❖ Floor areas taken from Architect's layout plans and are Gross Internal approx.
- ❖ Unit numbers to be confirmed by Local Authority