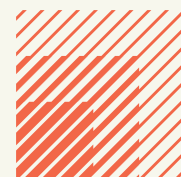




17 East Horton Business Park

Knowle Lane, Fair Oak, Eastleigh, Hampshire
SO50 7DZ

FOR SALE - Without Prejudice
205.78 sq.m. (2,215 sq.ft.)



**HELLIER
LANGSTON**

www.hlp.co.uk

01329 220111 fareham@hlp.co.uk

Newly Constructed Mid-Terrace Warehouse/Industrial Unit

Description

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

The unit is 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 unit has the benefit of storage mezzanine (5.0 kN/m²) load capacity with front to back orientation.

The freehold title extends to the boundary of the building with 3 car parking spaces. The site has communal overflow parking available by way of separate Licence agreement.

Specification

- 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/m²
- Galvanized Steel frame
- Dual Car Charger (22kw) to each unit
- Fire Alarm
- Powered Roller door
- Fully lined toilet, with electric instant water heater.
- Power floated, insulated concrete floor
- Min. 6m eaves

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	sq. m.	sq. ft.
Ground Floor	135.00	1,453
Mezzanine	70.78	762
Total GIA	205.78	2,215

Price

£480,000 excluding VAT for the freehold interest with vacant possession on completion subject to contract.

Rateable Value

Warehouse and Premises £23,000.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

Rating - A12.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Service Charge

An estate charge is levied with the amount being payable £1.03 per sq. ft. per annum subject to annual revision.

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.



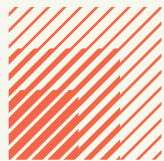
Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

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.



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Contact us

Direct your viewing request and enquiries to:-



Patrick Mattison

07926 581464

patrick@hlp.co.uk



Strictly by appointment with sole agents Hellier Langston.