

FOR SALE/TO LET - INDUSTRIAL/WAREHOUSE

UNIT 9, EAST HORTON BUSINESS PARK, KNOWLE LANE, FAIR OAK,
EASTLEIGH, HAMPSHIRE SO50 7DZ

01923 845 222
property@vdbm.co.uk



VDBM
Chartered Surveyors

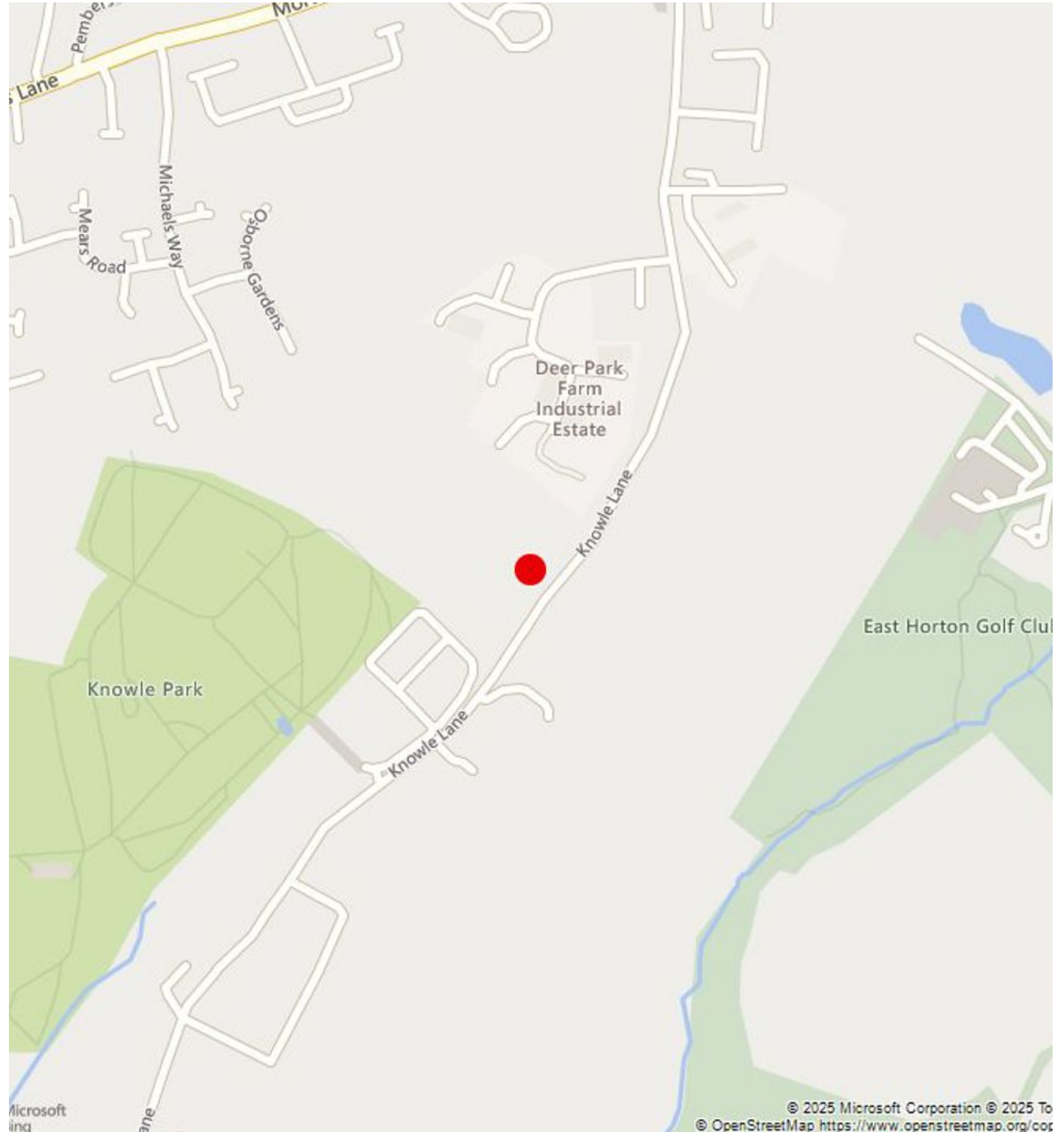
KEY FEATURES

- NEW UNIT TO LET OR FOR SALE
- EXCELLENT MOTORWAY CONNECTIONS
- AVAILABLE IMMEDIATELY
- MEZZANINE FLOOR
- PV PANELS
- 24 HOUR ACCESS

LOCATION

The estate is located on Knowle Lane in Fair Oak adjacent to East Horton Business Park office development. it benefits from excellent road links as follows:-

- M27 Junction 7 - 3 miles
- M3 Junction 13 - 4.5 miles
- M3 Junction 11 - 5.75 miles
- Southampton Airport - 5.75 miles







DESCRIPTION

Unit 9 is a newly constructed warehouse/industrial unit within a development of 15 units. The majority of the units are now occupied.

The building is of steel portal frame construction with insulated power floated concrete floor. There is insulated cladding to the external walls and roof.

There is a storage mezzanine area with a clear height from the ground to the underside of the mezzanine of approximately 3.75 metres. The access door has an excellent height of 5.3 metres.

The property benefits from three phase power supply, LED lighting and solar panels on the roof. 22kw car charger.

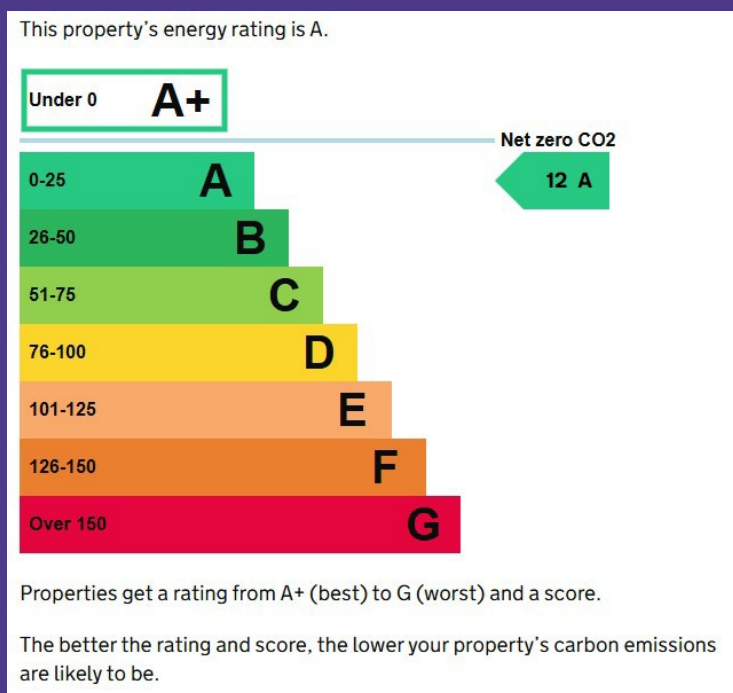
Secure estate with electric gate and CCTV cameras.



ACCOMMODATION	SQ FT	SQ M	
GROUND FLOOR	1,450	134.7	
MEZZANINE	907	84.26	
TOTAL	2,357	218.97	

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of A (12).



RENT

£23,000 per annum exclusive plus VAT

PRICE

Upon Application

TERMS

To be let on a full repairing and insuring lease for a term to be agreed.

The property may also be available freehold - details on application.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £23,500

Rates Payable: £10,152 (2026/2027)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

VIEWING

Strictly by appointment through VDBM.
toby.woodward@vdbm.co.uk 01923 845221

VDBM

Chartered Surveyors



01923 845 222
property@vdbm.co.uk

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.