

# EAST HORTON

Business Park



PARSONS  
CONSTRUCTION LIMITED





## FAIR OAK AND EASTLEIGH

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Parsons Construction is pleased to present the new East Horton Business Park development. Four, Grade A B1a office schemes available to rent or buy, situated along Knowle Lane in Fair Oak, Eastleigh.

Benefitting from being right next door to the South's major transport links and networks, these units are ideally located for businesses requiring easy connectivity and access.

### RAIL

Hedge End - 2.5 miles  
Southampton Airport Parkway - 5 miles

#### **Direct trains from Southampton Airport Parkway to:**

Southampton Central - 7 mins  
Winchester - 8 mins  
London Waterloo - 68 mins

Fastest and approx. times. Source: National Rail

### ROAD NETWORK

5.5 miles to M27, J5  
4.2 miles to M27, J7  
4.8 miles to M3, J13

### AIRPORTS

Southampton - 5 miles  
Heathrow - 58 miles  
Gatwick - 78 miles

(approx. distances, Source: google.co.uk/maps)

# ABOUT US

Parsons Construction Limited has over 27 years' experience in delivering quality developments for commercial and residential use. From the initial planning phase, through to building completion, Parsons has been delivering high quality developments across the South of England since 1991.



BUILDING A



BUILDING B



BUILDING C



BUILDING D

# SITE PLAN



## EAST HORTON

Business Park



## PHASE ONE: BUILDING A

A high-spec, three-storey grade A office building, sub divided into four grade A office premises, available to buy or rent, each with office space across three floors, and extensive allocated parking

Artist's impression

# PHASE ONE: BUILDING A

## SPECIFICATION:

- 4 office units available to buy or rent
- Each unit has its own private entrance and foyer
- Extensive allocated parking
- Passenger lifts to all floors
- Bike stores
- Bin stores
- Self-contained W/Cs
- Kitchenette facilities
- Carpeted floors
- Secure door entry system
- Intruder alarm
- Fire alarm
- Data trunking
- LED, energy-efficient lighting

### UNIT 1 (OFFICES 1, 3, AND 5)

Ground Floor	102.11 Sq. M.
First Floor	102.11 Sq. M.
Second Floor	67.34 Sq. M.
<b>TOTAL</b>	<b>271.64 Sq. M. (2,923 Sq. Ft.)</b>

### UNIT 3 (OFFICES 7, 9, AND 11)

Ground Floor	98.43 Sq. M.
First Floor	98.43 Sq. M.
Second Floor	64.28 Sq. M.
<b>TOTAL</b>	<b>261.14 Sq. M. (2,810 Sq. Ft.)</b>

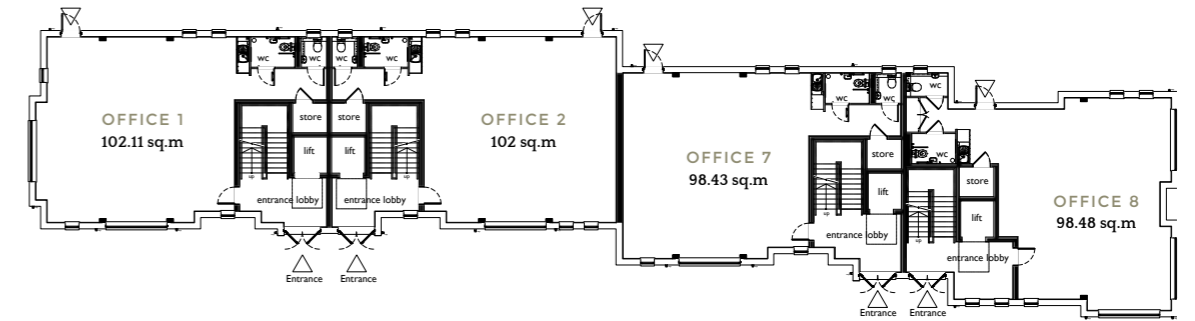
### UNIT 2 (OFFICES 2, 4, AND 6)

Ground Floor	102 Sq. M.
First Floor	102 Sq. M.
Second Floor	66.82 Sq. M.
<b>TOTAL</b>	<b>270.82 Sq. M. (2,915 Sq. Ft.)</b>

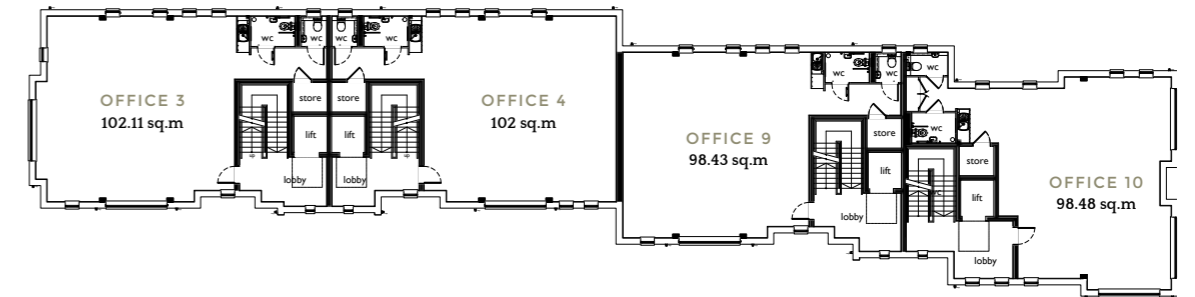
### UNIT 4 (OFFICES 8, 10, AND 12)

Ground Floor	98.48 Sq. M.
First Floor	98.48 Sq. M.
Second Floor	61.75 Sq. M.
<b>TOTAL</b>	<b>258.71 Sq. M. (2,784 Sq. Ft.)</b>

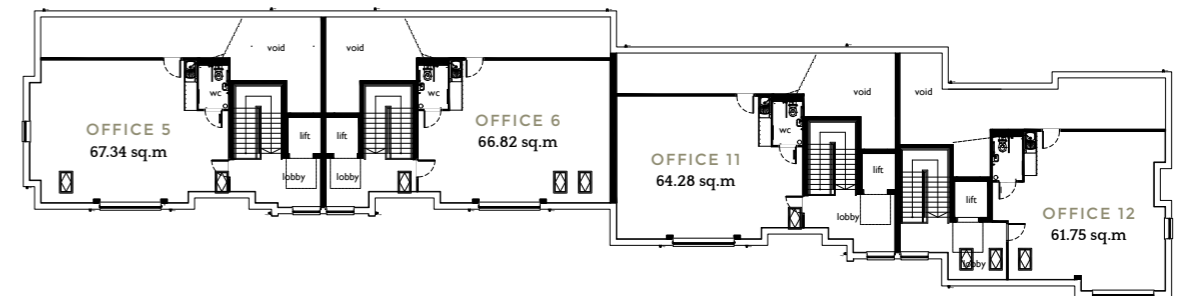
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



FOYER



Artist's impression



OFFICE INTERIOR

Artist's impression



## PHASE TWO: BUILDING B

A high-spec, two-storey grade A office building, sub divided into two grade A office premises, available to buy or rent, each with office space across two floors, and extensive allocated parking



Artist's impression

# PHASE TWO: BUILDING B

## SPECIFICATION:

- 2 office units available to buy or rent
- Extensive allocated parking
- Passenger lifts to all floors
- Bike stores
- Bin stores
- Communal W/Cs and shower
- Kitchenette facilities
- Carpeted floors
- Secure door entry system
- Intruder alarm
- Fire alarm
- Data trunking
- LED, energy-efficient lighting

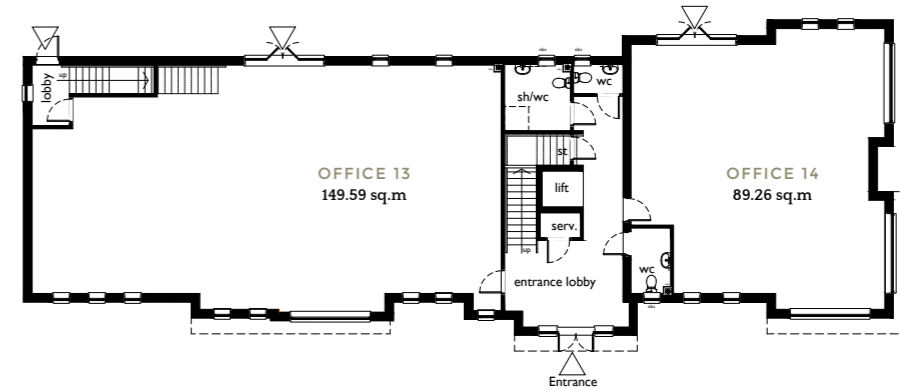
## UNIT 1 (OFFICES 13 AND 15)

Ground Floor	149.59 Sq. M.
First Floor	149.30 Sq. M.
<b>TOTAL</b>	<b>298.89 Sq. M. (3,217 Sq. Ft.)</b>

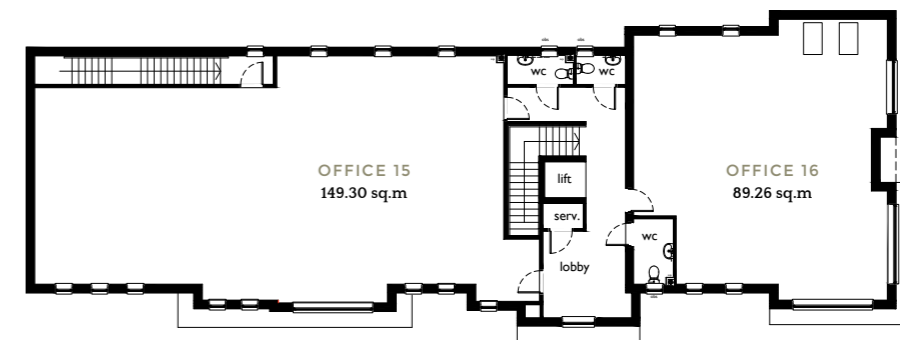
## UNIT 2 (OFFICES 14 AND 16)

Ground Floor	89.26 Sq. M.
First Floor	89.26 Sq. M.
<b>TOTAL</b>	<b>178.52 Sq. M. (1,921 Sq. Ft.)</b>

## GROUND FLOOR



## FIRST FLOOR



## PHASE TWO: BUILDING C

A high-spec, two-storey grade A office building, sub divided into two grade A office premises, available to buy or rent, each with office space across two floors, and extensive allocated parking



Artist's impression

# PHASE TWO: BUILDING C

## SPECIFICATION:

- 2 office units available to buy or rent
- Extensive allocated parking
- Passenger lifts to all floors
- Bike stores
- Bin stores
- Communal W/Cs and shower
- Kitchenette facilities
- Carpeted floors
- Secure door entry system
- Intruder alarm
- Fire alarm
- Data trunking
- LED, energy-efficient lighting

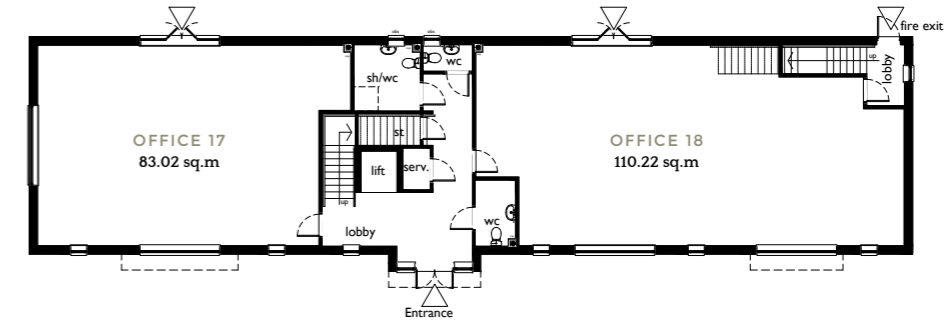
## UNIT 1 (OFFICES 17 AND 19)

Ground Floor	83.02 Sq. M.
First Floor	83.02 Sq. M.
<b>TOTAL</b>	<b>166.04 Sq. M. (1,787 Sq. Ft.)</b>

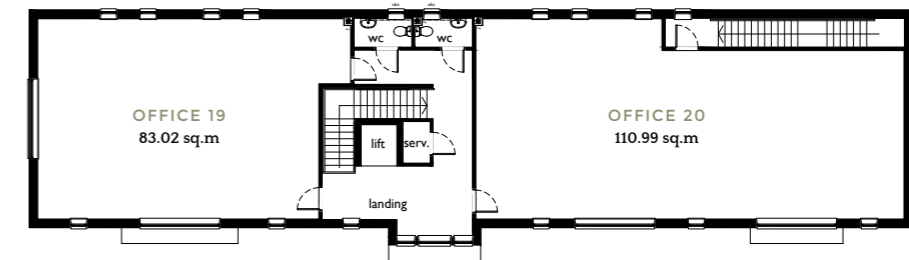
## UNIT 2 (OFFICES 18 AND 20)

Ground Floor	110.22 Sq. M.
First Floor	110.99 Sq. M.
<b>TOTAL</b>	<b>221.21 Sq. M. (2,381 Sq. Ft.)</b>

## GROUND FLOOR



## FIRST FLOOR



## PHASE TWO: BUILDING D

A high-spec, two-storey grade A office building, sub divided into two grade A office premises, available to buy or rent, each with office space across two floors, and extensive allocated parking



Artist's impression

# BUILDING D

## SPECIFICATION:

- 2 office units available to buy or rent
- Extensive allocated parking
- Passenger lifts to all floors
- Bike stores
- Bin stores
- Communal W/Cs and shower
- Kitchenette facilities
- Carpeted floors
- Secure door entry system
- Intruder alarm
- Fire alarm
- Data trunking
- LED, energy-efficient lighting

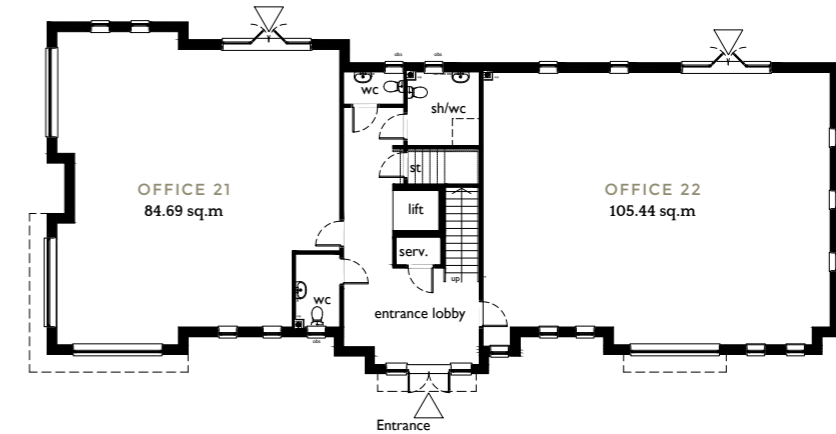
## UNIT 1 (OFFICES 21 AND 23)

Ground Floor	84.69 Sq. M.
First Floor	84.69 Sq. M.
<b>TOTAL</b>	<b>169.38 Sq. M. (1,823 Sq. Ft.)</b>

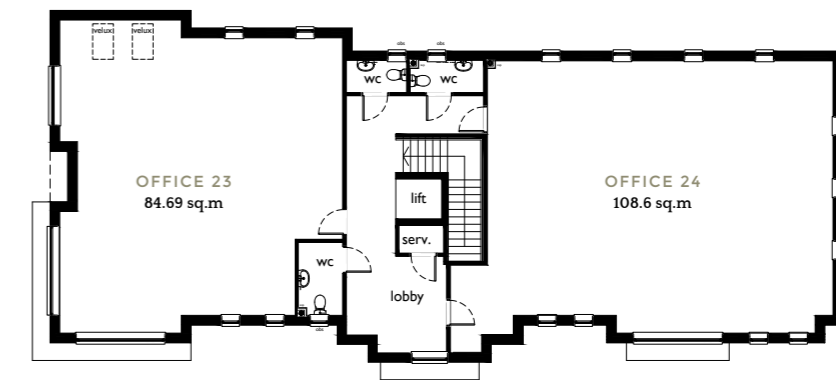
## UNIT 2 (OFFICES 22 AND 24)

Ground Floor	105.44 Sq. M.
First Floor	108.6 Sq. M.
<b>TOTAL</b>	<b>214.04 Sq. M. (2,303 Sq. Ft.)</b>

## GROUND FLOOR



## FIRST FLOOR





# FIND US

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

## HOW TO FIND US FROM THE M3/M27

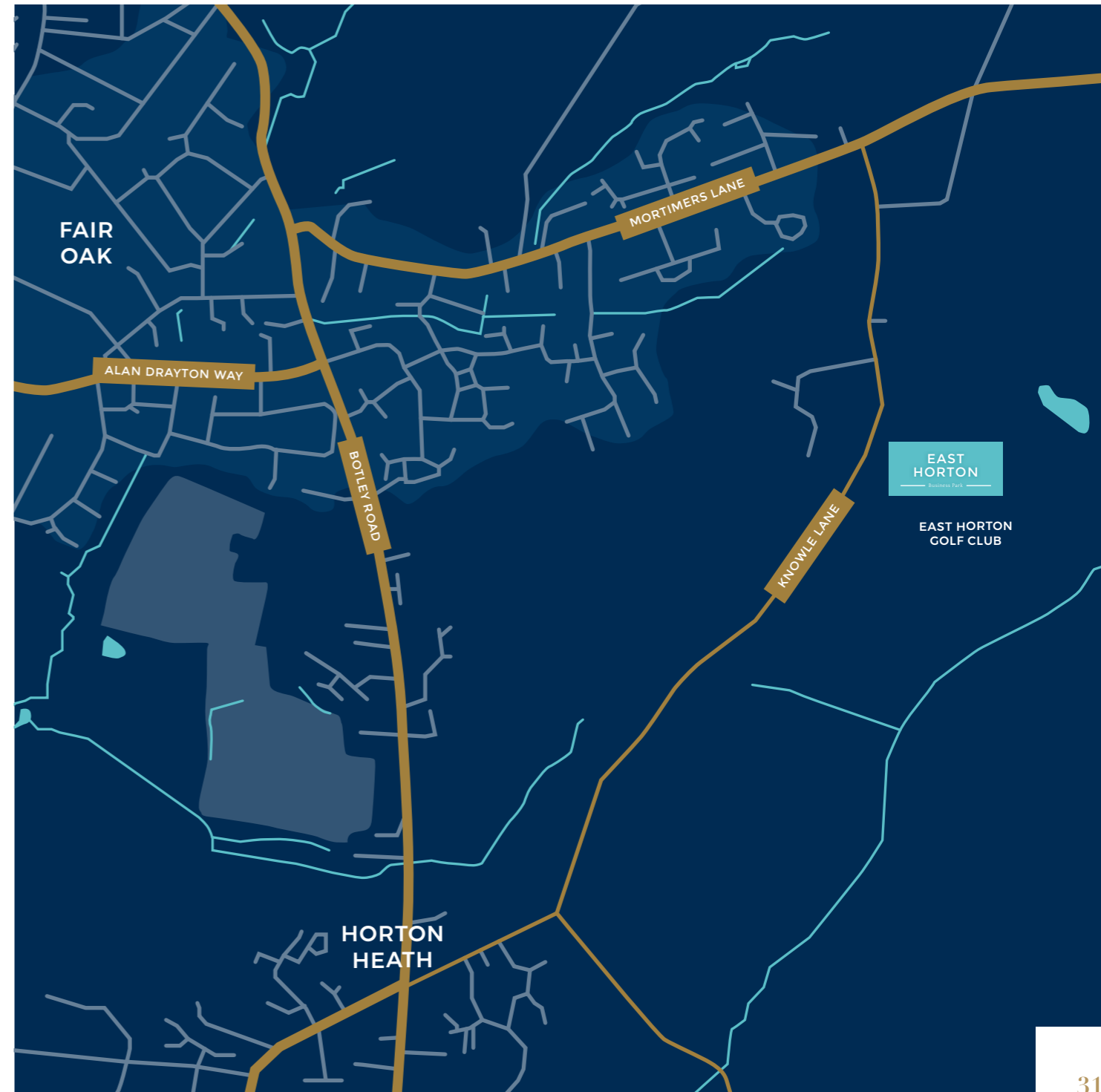
### M3 J13

From the M3, take exit 13 (A335/Leigh Road) towards Fair Oak and continue to follow A335. At the roundabout, take the 3rd exit onto Bishopstoke Road/B3037 and follow for approx. 2.5 miles. Turn left onto Botley Road/B3353 and after 0.1 miles, turn right onto Mortimers Lane/B3037. After 0.5 miles, turn right onto Knowle Lane and East Horton Business Park is on the left.

### M27 J7

From the M27, take exit 7 (A334) for Botley/Hedge End. At the roundabout, take the A334/Charles Watts Way and use the middle lane to stay on Charles Watts Way.

At the roundabout, take the 1st exit onto Tollbar Way/B3342 and continue on Tollbar Way/B3342 across 5 roundabouts and onto Bubb Lane. At the roundabout, take the 1st exit onto Botley Road/B3354 and after 0.8 miles, turn right onto Knowle Lane. Follow Knowle Lane for approx. 0.9 miles and East Horton Business Park is on the right.





# EAST HORTON

Business Park

Knowle Lane, Fair Oak, Eastleigh



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