



Primmer Olds B·A·S

# TO LET

## New build Grade A office with parking

OFFICE 3 EAST HORTON BUSINESS PARK, KNOWLE LANE, FAIR OAK, EASTLEIGH, HAMPSHIRE SO50 7DZ

### Key Features

- TO LET
- Last remaining suite - 959 sq ft
  - High spec Grade A offices
- Air source heat pump for heating & cooling to each floor
  - Semi-rural location
  - Allocated parking
  - Internal lift to all floors
  - FTTP (fibre) connection



Primmer Olds B·A·S  
61 Cromwell Road, Southampton,  
Hampshire SO15 2JE  
Enquiries: Call us on 023 8022 2292

**ONLY 1 FLOOR REMAINING!**



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[www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)

# Office 3 East Horton Business Park, Knowle Lane

## DESCRIPTION

East Horton Business Park is a new build office park located right next door to the south's major transport links and networks. These units are ideally located for businesses requiring easy connectivity and access. The subject unit comprises a high-spec three-storey grade A office available as a whole or floor-by-floor with allocated parking. Additional benefits include:-

1. Air source heat pumps (heating and cooling)
2. Skirting trunking plus 4 floor boxes on the ground and first floor, 2 on the top floor.
3. BT FTTP to each unit
4. Fire Alarm & Intruder Alarm
5. Entry system for main door (card/code)
6. Each floor sub metered electrically
7. Lift to all floors
8. Shower facilities

## ACCOMMODATION

| Floors Areas            | Sq Ft | Sq M   |
|-------------------------|-------|--------|
| Ground Floor            | 959   | 89.09  |
| 1st Floor (UNDER OFFER) | 959   | 89.09  |
| 2nd Floor (UNDER OFFER) | 656   | 60.94  |
| Total                   | 2,574 | 239.12 |

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



## PLANNING

Understood to be B1(a) offices.

## RATES

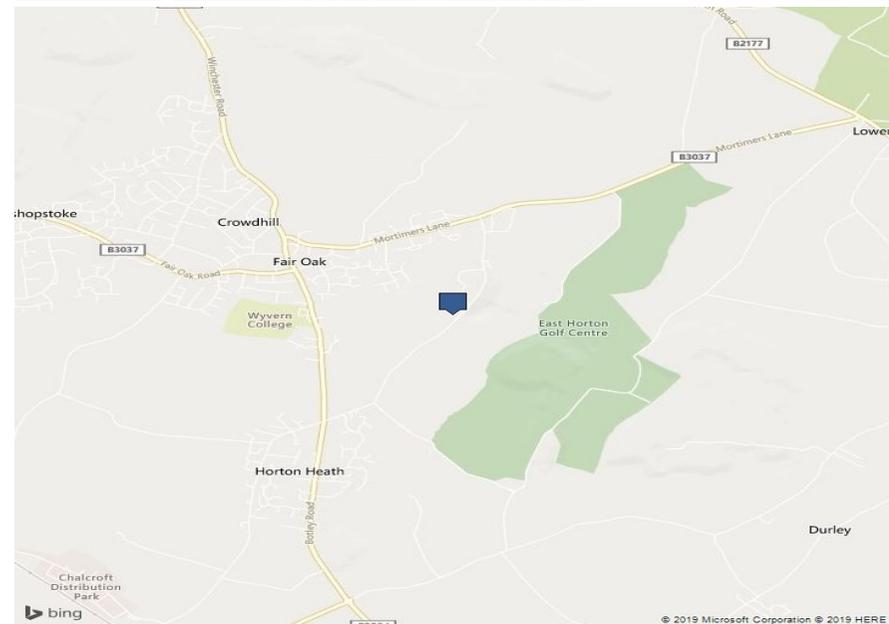
Rateable Value to be reassessed  
Source - voa.gov.uk  
The 2019/2020 small business multiplier is 0.491 (49.1 payable per £1). This determines what business rates are payable. If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. All parties are advised to make their own enquiries for confirmation.

## EPC

To be assessed.

## TERMS

Ground Floor available by way of a new full repairing and insuring lease for a term to be agreed at an initial rent of £17,750 per annum exclusive of rates, VAT (if applicable) and all other outgoings.  
Note: There is to be a building and service charge levied to cover communal costs  
Note: It is understood VAT is payable on rents.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

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