



Primmer Olds B&A S

# FOR SALE / TO LET

**New build Grade A office - Last Office Remaining!**

OFFICE 2 EAST HORTON BUSINESS PARK, KNOWLE LANE, FAIR OAK, EASTLEIGH, HAMPSHIRE SO50 7DZ

## Key Features

- FOR SALE / TO LET
- Options: 677 sq.ft, 986 sq.ft, 1,663 sq.ft, 1,972 sq.ft & 2,649 sq.ft.
- High spec Grade A offices
- Air source heat pump for heating & cooling
  - Semi-rural location
  - Allocated parking
  - FTTP (fibre) connection
  - Internal lift to all floors



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Enquiries: Call us on 023 8022 2292



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

# Office 2 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 office park has been very well received with the estate quickly approaching full occupation save as for the subject property. Office 2 comprises a high-spec three-storey Grade A office 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	986	91.6
First Floor	986	91.6
Second Floor	677	62.89
Total	2,649	246.09

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 on completion of construction.

## TERMS

Whole building available by way of a new full repairing and insuring lease for a term to be agreed at an initial rent of £44,000 per annum.

Alternatively available floor-by floor by way of the following rents:-

Ground Floor - £18,400 per annum

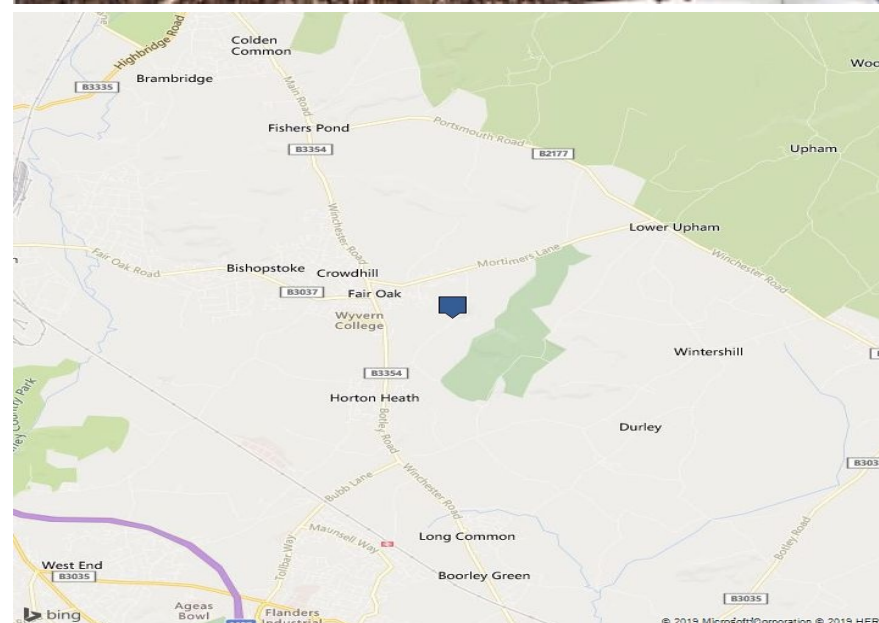
1st Floor - £18,400 per annum

2nd Floor - £13,000 per annum

All rents are exclusive of rates VAT (if applicable) and all other outgoings.

Also available to purchase the Freehold interest of the whole building for £655,000 subject to contract with vacant possession on completion

Note: There is to be a service charge levied to cover communal costs  
Note: It is understood VAT is payable on price and rents.







**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**



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