



Primmer Olds B·A·S

# FOR SALE / TO LET

New Build High Quality Grade A Office Buildings

OFFICE 1 BUILDING B, EAST HORTON BUSINESS PARK, KNOWLE LANE, EASTLEIGH, HAMPSHIRE SO50 7DZ

## Key Features

- FOR SALE / TO LET
- Freehold option - 3,950 sq.ft
- Leasehold options - 1,300 sq.ft, 2,650 sq.ft or 3,950 sq.ft
- Phase I - 95% occupied (total 11,000 sq.ft).
- High spec Grade A offices
- Air source heat pump for heating & cooling to each floor
- Semi-rural location
- Allocated parking



Primmer Olds B·A·S  
61 Cromwell Road, Southampton,  
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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 1 Building B, Knowle Lane

## DESCRIPTION

Situated along Knowle Lane in Fair Oak, Eastleigh. Benefiting from being right next door to the south's major transport links and networks, these units are ideally located for businesses requiring east connectivity and access.

The specification includes perimeter trunking around each room and plus centrally located floor boxes on each floor for power and data cabling to ensure flexibility in layout options. All will be ducted back to the store cupboards. Each floor is sub metered electrically so it would be possible to sublet floor-by-floor. Each office has the benefit of BT FTTP fibre connection providing up to 300MB download and 50MB upload. In addition, each office will have fully fitted Fire & Intruder alarms plus entryphone access system. Each floor will have WC facilities plus disabled WC . Externally are bike store and shower out buildings.

East Horton Business Park is set within an enviable semi-rural setting. The park has a designated picnic bench area located adjacent the on-site lake.

## ACCOMMODATION

Floors Areas	Sq Ft	Sq M
Ground Floor	1,320	122.63
1st Floor	1,320	122.63
2nd Floor	1,313	121.98
Total	3,953	367.23

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. All parties to make their own enquiries of the Local Authority for confirmation.

## 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

Asset Rating - TBC

## TERMS

The property is available by way of a new lease at initial rent of £65,200 per annum exclusive of rates & all other outgoings.

The office is available to rent on a floor-by-floor basis. Quoting rents available on request.

Alternatively ability to purchase the Freehold interest for £965,000 with vacant possession on completion.

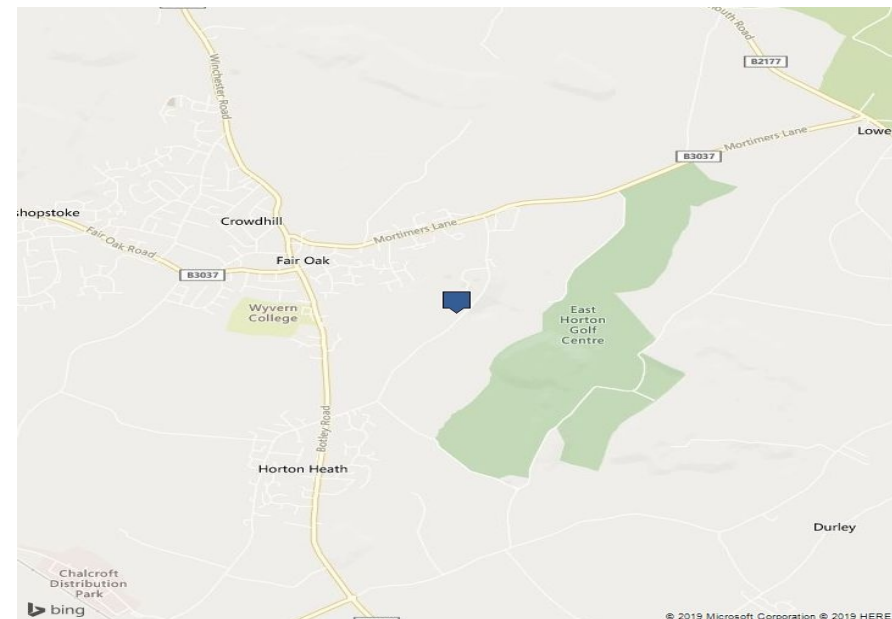
Rents and prices exc of VAT.

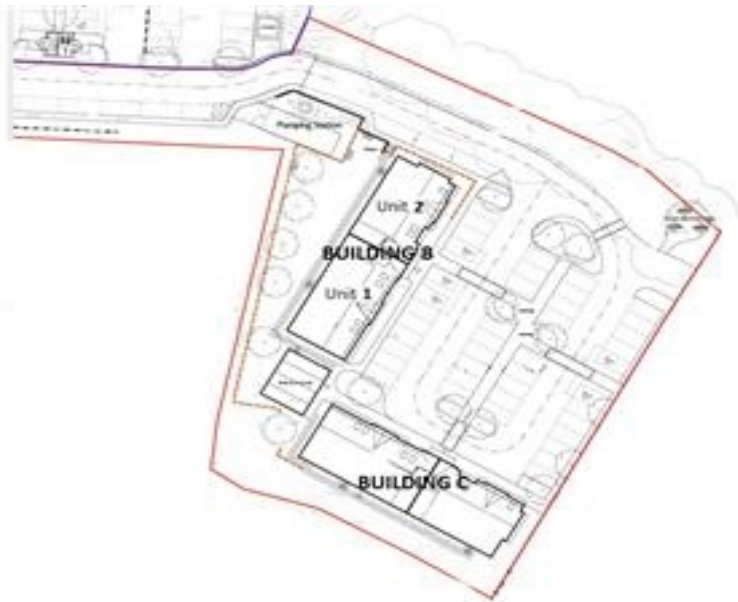
Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is payable on rents.

## ANTI MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.





**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 the 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 the 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.). An intending purchaser or lessee must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.