



Rolwey House, Unit 2 School Close, Chandler's Ford S053 4BY

TO LET

Detached Industrial Unit/Workshop

**16,697 Sq Ft
(1,551 Sq M)**

DESCRIPTION

Rolwey House comprises a detached industrial unit of steel frame construction with lower brick and upper corrugated cladding elevations under pitched roofs plus a two-storey office block under a flat roof. Amenities within the building include mainly open plan industrial space, and good quality offices provide a ground floor reception area plus a range of private and open plan suites over two floors. Externally the property benefits from a fenced and gated side yard which provides access to the loading doors and some car parking.

- ✓ Good Access to Motorway Network
- ✓ Well Fitted Two-Storey Offices
- ✓ Air Conditioning to Office Areas
- ✓ 2x Loading Doors
- ✓ 3 Phase Power
- ✓ WC & Kitchen Facilities

LOCATION

Located on School Close which benefits from direct access off School Lane, the primary thoroughfare on the long-established Chandlers Ford Industrial Estate. Chandlers Ford, a prosperous commuter town is located approximately 6 miles to the north of Southampton, a major regional commercial hub and port, and 8 miles to the south of Winchester.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Workshop & Ancillary Areas	13,832	1,285
First Floor Offices, Ancillaries & Storage	3,538	329
Total	16,697	1,551

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

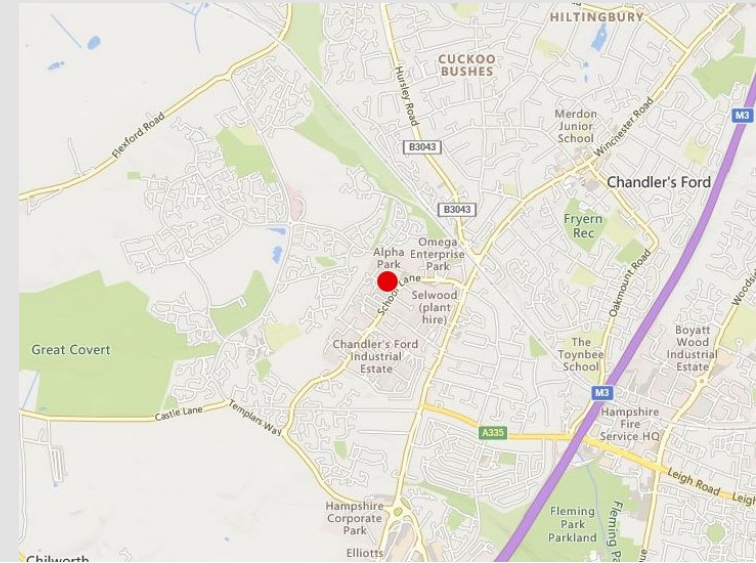
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available to let at an annual rent of £135,000 on a new Full Repairing and Insuring Lease and terms to be agreed.

EPC The Energy Performance Asset Rating is D (86).



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 17-Oct-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Luke Mort
07591 384236
lmort@lsh.co.uk

Kenan Rowles
07709 502222
krowles@lsh.co.uk



Andy Gibbs
07766 951719
a.gibbs@trinity-rose.co.uk