

Marketing information - live adverts

Annexe, Discovery House, Brickfield Lane

1. https://www.rightmove.co.uk/properties/159980867#/?channel=COM_LET

rightmove

BuyRentHouse PricesFind AgentComm



The Annex, Discovery House, Brickfield Lane, Chandlers Ford, Eastleigh, SO53

£3,842 pcm £46,100 pa

£13.00 per sq ft

Business rates & charges may apply

 [View brochure](#)

SIZE AVAILABLE

 3,547 sq ft
330 sq m

SECTOR

 Light industrial facility to lease

Lease details

Lease available date: **Now**

 No floor/site plan









+5

Key features

- Fully Refurbished
- Easy access to M3 Motorway
- Located in the heart of Chandlers Ford Industrial Area
- Good Car Parking

Description

This property is a newly refurbished industrial unit in the heart of the Chandlers Ford industrial area.

The main warehouse has a manual roller door (approx. 3.5m wide and 4.5m high). Height under lowest eaves is 3.72. The is maximum clear height of 4.82m. The warehouse benefits from new epoxy resin floors, 3 phase power and a 484 sq ft storage mezzanine, above the office.

The office benefits from LED lighting, central heating and new carpets.

There are male and female WCs. There is a private car park with 8 spaces and further on street parking on Brickfield Lane.

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2. <https://www.zoopla.co.uk/to-rent/commercial/details/69808992/>

ZOOPLA

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£46,100 pa (£13.00/sq. ft. pa)

Light industrial to let

The Annexe, Discovery House, Brickfield Lane, Chandlers Ford, Eastleigh SO53

3,547 sq. ft

Available immediately

Features and description

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3. <https://www.keygrove.com/property-search-agency-pilot/>



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Property Details

The Annex, Discovery House, Brickfield Lane, Chandlers Ford, Eastleigh, SO53

Industrial, Warehouse

3547 sq ft (329.52 sq m)

To Let £46,100 per annum

Description

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- Fully Refurbished
- Easy access to M3 Motorway
- Located in the heart of Chandlers Ford Industrial Area
- Good Car Parking

Agent Details

James Allen
ja@keygrove.com
[023 8083 5962](tel:02380835962)

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4. <https://www.novaloca.com/industrial-unit/to-let/eastleigh/unit-2-discovery-house-brickfield-lane/274401?search=true>



Map view

Street view

Refurbished Warehouse To Let , The Annex Discovery House, Brickfield Lane, Chandlers Ford, Eastleigh, SO53 4DP

3,547 Sq Ft / Industrial / Warehouse

TO LET - £46,100.00 per annum

Available - Last updated: 08 September 2025

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(Agency Pilot Software ref: 1044)

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Location

Chandlers Ford Industrial Estate is a well regarded industrial and office location to the north of Southampton approximately 2 miles from the M3 Junction 13 and 3 miles from the M27 Junction 5. Brickfield Lane runs between Bournemouth Road and School Lane, the main road through the estate. Southampton Airport and Southampton Parkway Railway Station are both approximately 3.5 miles away. Chandlers Ford train station is within walking distance and there is a frequent bus service running between central Southampton to central Winchester within 2 minutes walk.

Accommodation

3,547 sq ft (329.52 sq m)

Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £46,100 per annum exclusive.

Rates We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is part of a larger assessment and will need to be reassessed.

VAT We are advised that VAT will be payable.

Specification

- Fully Refurbished
- Easy access to M3 Motorway
- Located in the heart of Chandlers Ford Industrial Area
- Good Car Parking

Property Quote Price(s)

Description	Sale type	Guide price	Price type
	To Let	£46,100.00	per annum

Documents and links

[Details.pdf](#)

Annexe, Discovery House, Brickfield Lane

LoopNet

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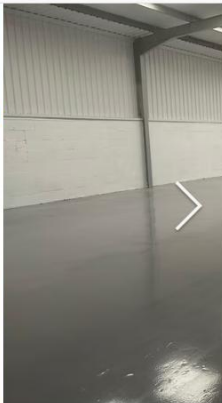
Brickfield Ln

3,547 sq ft of Industrial Space Available in Eastleigh SO53 4DP

Industrial Units & Warehouses / Hampshire / Eastleigh / Brickfield Ln, Eastleigh, SO53 4DP







Highlights

2 miles to the north of Southampton

3.5 miles away from Southampton Parkway Railway Station

Nearby Southampton Airport

Features

Eaves Height19 ft 4 in (5.89 m)

Drive-in Bays1

All Available Space(1)

Display Rent as £/sq ft pa

023 9433 0447

Message

Contact

James Allen

Space	Size	Term	Rate	Space Use	Condition	Available
Ground - 2, Mezzanine - 2	3,547 sq ft	5-10 Years	£14.37 /sq ft pa	Industrial	Full Fit-Out	Now

The 2 spaces in this building must be leased together, for a total size of **3,547 sq ft** (Contiguous Area):

Ground - 2 - **3,063 sq ft**

Mezzanine - 2 - **484 sq ft**





This property is a newly refurbished industrial unit in the heart of the Chandlers Ford industrial area. The premises are available on a new full repairing and insuring lease at an initial rent of £51,000 per annum exclusive.

Use Class: B2

3 phase power

New epoxy resin floors

Roller Shutters

Maximum clear height of 4.82m

Includes 484 sq ft of dedicated office space

Discovery House 31032025

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Property Overview

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Service Facility Facts

Property Size	6,180 sq ft	Year Built	1990
Construction	Steel		
Power Supply	Phase: 3		

Select Tenants

Floor	Tenant Name	Industry
Multiple	TPS	Manufacturing

Attachments

[Discovery House 31032025](#) 