To Let

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

Keygrove
www.keygrove.com
023 8063 5333

Newly Refurbished Industrial Unit

3,547 sq ft (329.52 sq m)

The Annex, Discovery House, Brickfield Lane, Chandlers Ford, Eastleigh, SO53 4DP

The Annex, Discovery House, Brickfield Lane, Chandlers Ford,
Eastleigh, SO53 4DP

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.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Warehouse	3,063	284.55
Storage Mezzanine	484	44.96
Total	**3,547**	**329.52**

Energy Performance Certificate

EPC to be provided.

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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.

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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.

For all enquiries:

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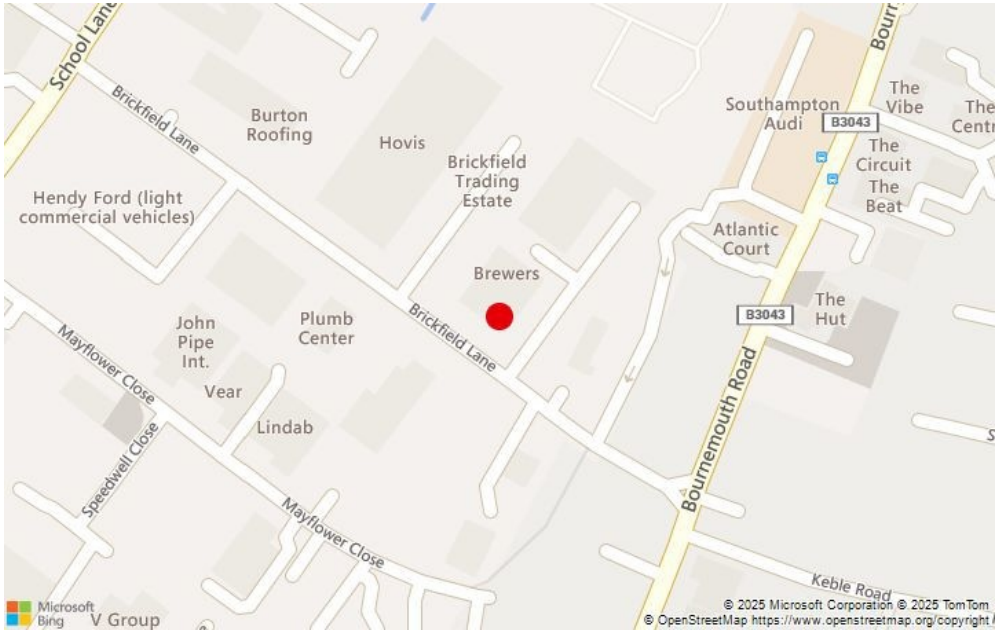
Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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