





KEY FEATURES

- Industrial Premises with Grade A Offices
- Three Phase Electricity
- Gated Yard with Parking
- 4 Roller Shutters
- Air Conditioning to offices
- CCTV
- Versatile Accommodation
- Excellent Transport Links

SITUATION

The property is situated in Mayflower Close, just off School Lane, the primary thoroughfare of the long-established Chandler's Ford Industrial Estate. Chandler's Ford, a prosperous commuter town is positioned approximately 6 miles to the north of Southampton, a major regional commercial hub and port and 8 miles to the south of Winchester.

The premises benefits from excellent transport communications via Junction 13 of the M3 approximately 1.2 miles away providing access to the wider national motorway network. Chandler's Ford train station is approximately 0.7 miles away and Southampton Airport a little less than 4 miles away by car.

DESCRIPTION

The detached property comprises a warehouse with a mezzanine interlinked with a single storey workshop and a recently refurbished office, providing Grade A open plan accommodation with kitchen and toilet facilities, as well as an area suitable for a showroom. The warehouse, workshop and showroom benefit from shutter access and the property enjoys a range of modern appliances including warm air blowers, roller shutter doors, air conditioning (to offices), CCTV, three phase electricity and fibre broadband (to the building). The premises further benefits from gated access to a yard measuring approximately 0.15 acres with extensive on-site parking.

AREAS

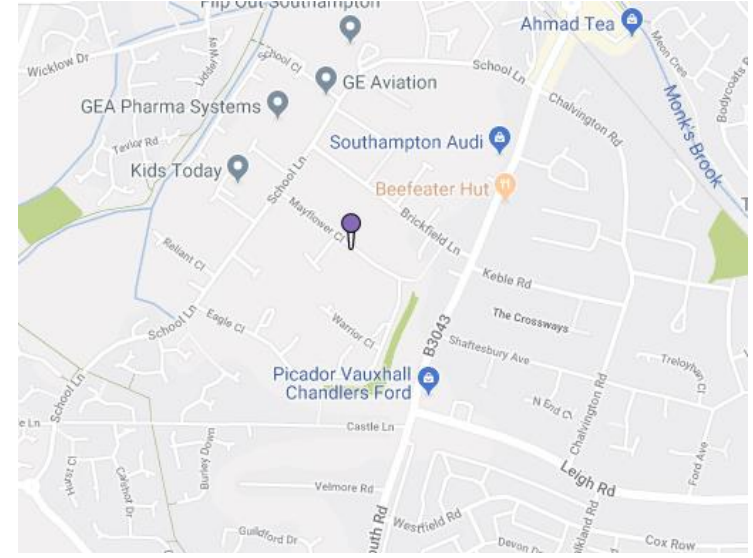
The total property has an approximate Gross Internal Area (GIA) of 10,169 sq. ft. (944.7 m²). Shutter dimensions and dimensions of warehouse, workshop and showroom available on request.

TENURE

The property is available to let on terms to be agreed at a commencing rental of £100,000 per annum exclusive. Alternatively, the property may be available to let on a subdivided basis.

VIEWINGS

All enquiries and appointments to view must be made via sole agents Charters Commercial on 02382 358580.



RATEABLE VALUE

The property has a rateable value of £45,000. For further information on business rates please contact the local rating authority.

LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in this transaction. All rents quoted may be subject to VAT provisions.

EPC RATING

E (104).



COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed. October 2019.

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