



Brewers Decorator Centre

BRICKFIELD LANE, CHANDLERS FORD, EASTLEIGH, SO53 4DP

Optional Mezzanine
Additional 5,998 sq ft

TO LET/FOR SALE

Prominent Roadside Trade Counter/Industrial/Warehouse
Established Industrial Area Close to M3 & M27
13,029 sq ft (1,211 sq m) Plus Optional Additional Mezzanine

Description

The property was built in the 1970's/80's and is of 2 bay steel portal frame construction with brick and glazed elevations, a metal profile and glazed roof, and an interconnecting single storey flat roof office extension. It sits on a self-contained site with shared vehicular access to the side with Microlink, a leading UK assitive technology provider.

Specification

- 4.6m Eaves / 4.2m Haunch
- 2 x Electric Roller Shutter Doors to Side – 3.6m (w) x 4.2m (h)
- 1 x Steel Concertina Loading Door to Front with Showroom Access – 3.1m (w) x 4.2m (h)
- Roof Mounted Gas Heaters
- Fluorescent Strip Warehouse Lighting
- Ground Floor Showroom Area
- 3 x Offices with Suspended Ceiling and Central Heating
- WC with UPVC Double Glazed Windows
- Concrete Front Car Park with 11 Allocated Parking Spaces off Brickfield Lane
- Side Concrete Loading Apron with 3 Allocated Parking Spaces
- **OPTIONAL** Mezzanine Floor above Trade Counter/Showroom Area
- EPC Rating – D86



Floor Area	Sq Ft	Sq M
Industrial/Warehouse Area including Showroom & Office	12,020	1,117
Single Storey Offices	1,009	94
TOTAL FLOOR AREA (GIA)	13,029	1,211
OPTIONAL ADDITIONAL MEZZANINE STORAGE ABOVE SHOWROOM & OFFICES	5,998	557



Current Mezzanine Storage (Optional)





Location

Brickfield Lane forms part of Chandlers Ford Industrial Estate, one of the premier estates in the south coast market area. Occupiers on the industrial estate cover a wide variety of industries from light engineering and manufacturing, distribution, retail and outsourcing. Approximately 1.5 miles from J13 of the M3 and 2.5 miles from J5 of the M27, the property is well accessed. The property is a 10 minute walk from Chandlers Ford Railway Station (0.7 miles). Southampton International Airport is 3.6 miles away. The Port of Southampton is 6.7 miles distant. Therefore, the area benefits from excellent communications infrastructure and is well served with motorway, rail, shipping and airport facilities.

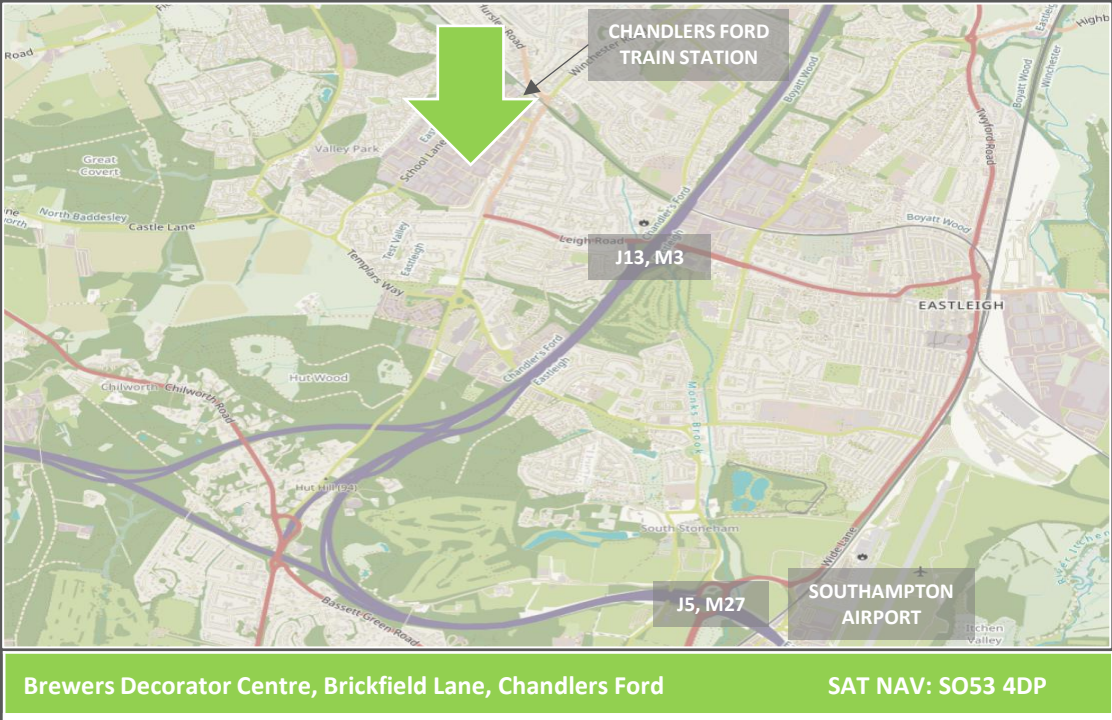
Terms

The property is available on a new lease for a term to be agreed at a rent of £11.00 psf pa exclusive of all other outgoings. Alternatively, the property is available for sale – price on application.

Business Rates

Rateable Value - £125,000 from 1 April 2026. All enquiries to Eastleigh Borough Council [Find a business rates valuation](#) - GOV.UK ([www.gov.uk](#))

Destinations	Miles
Junction 13, M3	1.5
Junction 5, M27	2.5
Chandlers Ford Railway Station	0.7
Southampton International Airport	3.6
Port of Southampton	6.7



Brewers Decorator Centre, Brickfield Lane, Chandlers Ford

SAT NAV: SO53 4DP

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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