

FOR SALE OR TO LET

Due to relocation

3,390 sq ft

Warehouse/Industrial Unit

Unit 4

Speedwell Close

Chandlers Ford

Eastleigh

SO53 4BT

- **Detached unit**
- **Large parking area to front**
- **Office/reception area**

Location

Chandlers Ford Industrial Estate is one of the most popular in the area being about 6 miles north of Southampton and 8 miles south of Winchester. Access to the M3 is via Junctions 12 and 13.

Description

A detached steel portal framed unit with part brick and part steel clad elevations. To the front reception office and toilets with store behind. Useful rear mezzanine

The site is self-contained with the unit sitting behind an exceptionally generous parking / loading area



Accommodation (all areas gross internal approx.)

Ground floor

Warehouse/industrial.....2,236 sq ft
 Office/toilets 573 sq ft
 Store 279 sq ft

Total ground floor 3,088 sq ft

Storage Mezzanine 302 sq ft

Total 3,390 sq ft (315 sq m)

Features

- Eaves height about 4.45 m reduced below mezzanine
- Male and female Toilets
- Up and over loading door 3.6m W x 3.9 m H approx.
- Office / reception area
- Very large parking area to the front

EPC

EPC rating C67



Rateable Value

Source www.voa.gov.uk on 24.09.26
Rateable Value – The unit is presently assessed jointly with Unit 5 Speedwell Close, so a separate RV is not available
To be checked by the ingoing occupier

Lease

Available on a new lease, terms to be agreed.
Full repairing and insuring basis.

Rent.....£34,500 pa exclusive

OR For Sale

Freehold Price£450,000

Further information

Contact the agents Holt Consult

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Date 211026V2