To Let

- Large front yard area - 7,065 sq ft
- Internal height up to 5.9m
- 3 phase power
- Electric roller shutter door (3.6m wide x 4.85m high)
- Mezzanine storage and ground floor offices



Keygrove
www.keygrove.com
023 8063 5333

Industrial Unit with Substantial Yard

5,287 sq ft (491.16 sq m)

Unit C, Eagle Close, Chandlers Ford, Eastleigh, SO53 4NF

Description

The property comprises a semi-detached industrial unit, which is to be lightly refurbished, with ground-floor offices and a substantial surfaced yard to the front.

The workshop benefits from an electric roller shutter loading door measuring approximately 3.69 m wide by 4.85 m high. The minimum eaves height is approximately 4.2 m, increasing to approximately 5.9 m.

The unit has three-phase electricity, LED lighting, an alarm system and a gas-fired warm-air blower (not tested). The office benefits from carpeted floors, perimeter trunking and electric wall-mounted heaters.

There is also a mezzanine storage area, together with separate male and female WC facilities.

The surfaced front yard extends to approximately 7,065 sq ft (656 sq m). There is additional external storage to the side of the unit of approximately 1,089 sq ft.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Ground floor	**4,844**	**450.01**
Mezzanine storage	**443**	**41.15**
Total	**5,287**	**491.16**

Energy Performance Certificate

EPC rating D86. A copy of the EPC is available on request.







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Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £71,000 per annum exclusive.

Rates

To be separately assessed, as the premises currently form part of a larger rating assessment.

Whilst the separate assessment is being formalised, Keygrove can provide an indicative rateable value based on comparable VOA evidence from Eagle Close.

VAT

We are advised that VAT will be payable.







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Location

Chandlers Ford Industrial Estate is a popular 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. Warrior Park is accessed from School Lane, the main road through the estate, via Eagle Close or Mayflower Close. Southampton Airport and Southampton Parkway Railway Station are both approximately 3.5 miles away.

For all enquiries:

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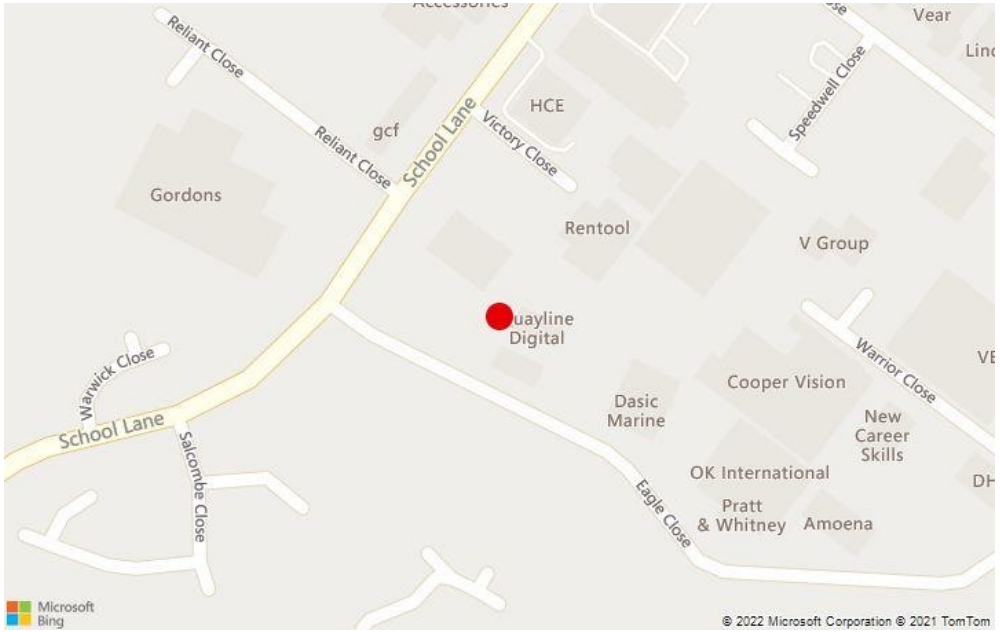
Map



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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