



Unit 7, Mayflower Close, Chandler's Ford S053 4AR

TO LET

Semi-detached Office / Industrial unit

5,288 Sq Ft
(491 Sq M)

DESCRIPTION

The property comprises a semi-detached two storey industrial/office space. The premises has a ground floor loading bay and roller shutter door along with allocated car parking spaces. Internally the property provides a combination of warehouse, workshop and office space to the ground floor, with further office space on the first floor.

- ✓ **Allocated car parking**
- ✓ **Ground floor loading bay with roller shutter**
- ✓ **Excellent transport links to M3/M27**
- ✓ **Versatile office accommodation**
- ✓ **Self-contained air conditioned 1st floor office fitout**

LOCATION

The property is situated in Mayflower Close, just off School Lane. The premises benefit from excellent transport communications via J13 of the M3 providing access to the wider national motorway network. Chandlers Ford train station is approx. 0.7 miles distance and Southampton Airport approx. 4 miles distance, by car.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	2,454	228
First Floor	2,834	263
Total	5,288	491

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

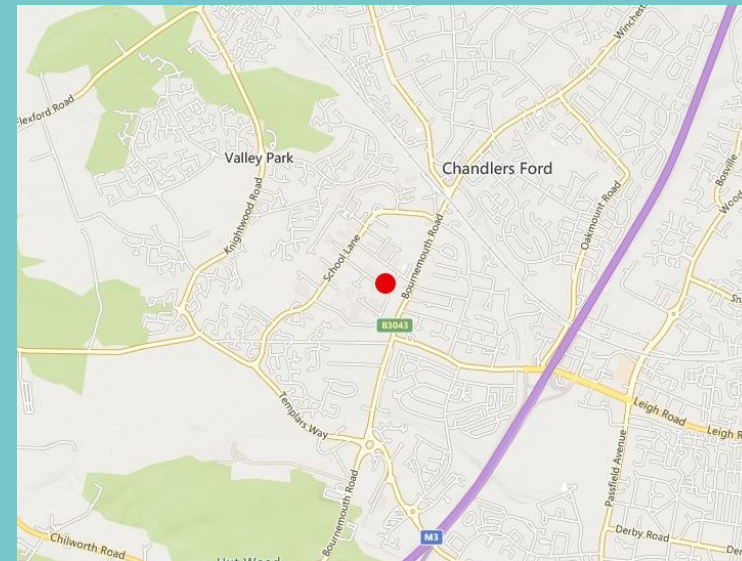
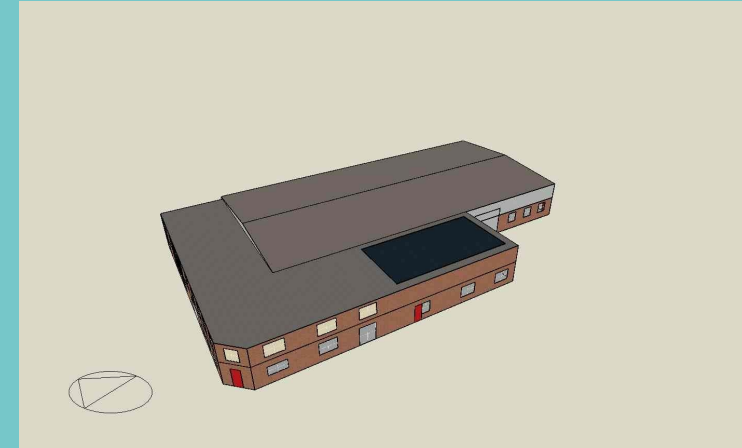
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC

EPC: B (39)



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 05-Jan-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Luke Mort
07591 384236
lmort@lsh.co.uk

George Pooley
07514 308217
gpooley@lsh.co.uk