



# Unit B Victory Close & C School Lane

Chandlers Ford Industrial Estate, Chandlers  
Ford, Eastleigh Hampshire SO53 4DG

**TO LET**

1,519.09 sq m (16,351 sq ft)



**HELLIER  
LANGSTON**

[www.hlp.co.uk](http://www.hlp.co.uk)

02382 02211 [southampton@hlp.co.uk](mailto:southampton@hlp.co.uk)

# Two Detached Industrial/ Warehouse Units Within A Secure Site

## Description

The site comprises two detached steel portal frame warehouse / industrial units fronting School Lane in a secure site.

Both units have part brick part profile metal sheet clad elevations under asbestos cement sheet roofs. The extension to Unit C has a profile metal sheet roof. Both units have solar panels installed on the roof providing electricity to the units

Internally Unit C has ground and first floor offices with WCs on each floor and a shower at 1st floor. The ground floor office is open plan whereas the first is split into 4 cellular offices.

Unit B is the smaller of the two units and has a clear span warehouse area with single storey office with tea point and male and female WC's.



# Two Detached Industrial/ Warehouse Units Within A Secure Site

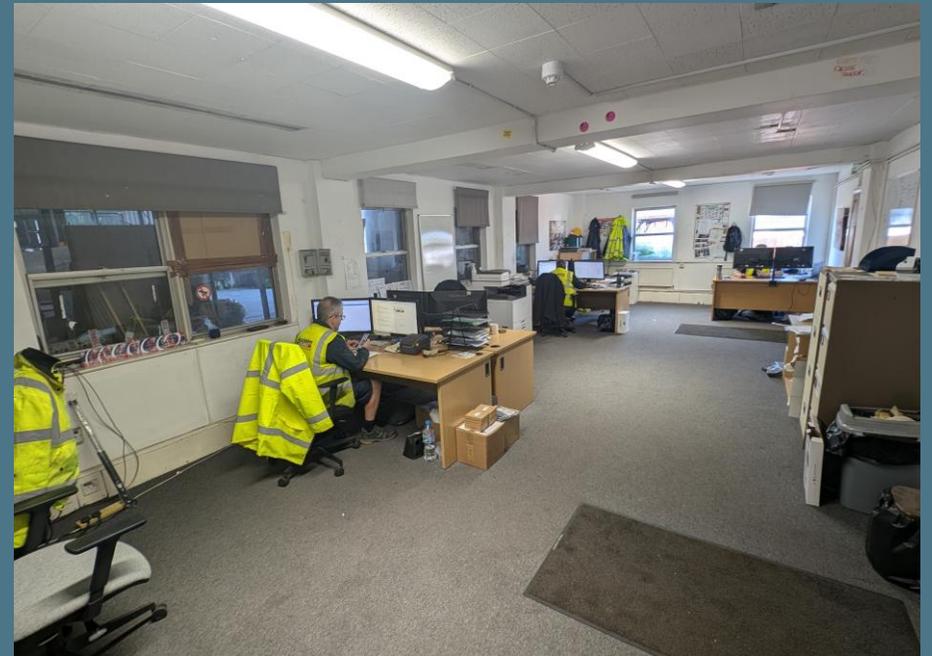
## Specification

### Unit C School Lane

- 5.96 m to eaves (Main building)
- 5.18 m to haunch (Main building)
- 6.82 m to ridge (Main building)
- 4.99 m to eaves (Extension)
- 4.57 m to haunch (Extension)
- 5.56 m to ridge (Extension)
- 1 x electric roller shutter door (3.98 m wide by 4.19 m high)
- LED warehouse lights
- Asbestos cement sheet roof (Extension insulated profile metal sheet)
- 3 phase electrical supply
- Mains gas, water and drainage
- 2 x Powrmatic Gas Blow heaters
- Roof mounted PV panels
- Mezzanine floor for storage
- Various ground floor rooms including offices, kitchen and storage
- Secure external yard and parking
- Ground & 1st floor offices
- Carpet
- Perimeter trunking
- Gas central heating
- Suspended ceilings with flat panel LED lighting and raised strip light
- Reception area
- 1st floor tea point
- GF floor Male and Female WC's
- 1st Floor Male, Female WC's and shower

### Unit B, Victory Close

- 5.03 m to eaves
- 5.60 m to ridge
- 1 x electric roller shutter door 3.59 m wide by 3.15 m high
- LED warehouse lights
- Asbestos cement sheet roof 10% daylight panels
- Part brick part Insulated profile metal sheet external elevations
- Roof mounted gas blow heater
- Roof mounted PV panels
- Internal blockwork walls to 2m
- 3 phase electrical supply
- Mains gas, water and drainage
- Ground floor office
- Carpet
- Perimeter trunking
- Air conditioning unit
- Ceiling mounted LED lights
- GF floor Male and Female WC's
- Secure external yard and parking



# Two Detached Industrial/ Warehouse Units Within A Secure Site

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

Unit C School Lane	Sq m	Sq ft
Warehouse	881.06	9,484
Ground Floor Office	98.55	1,016
1 <sup>st</sup> Floor Office	98.29	1,058
Mezzanine	82.91	892
<b>Total GIA</b>	<b>1,160.85</b>	<b>12,495</b>

Unit B Victory Close	Sq m	Sq ft
Warehouse	313.27	3,372
Ground Floor Office	44.97	484
<b>Total GIA</b>	<b>358.24</b>	<b>3,856</b>

## Business Rates

According to the Valuation Office website the April 2026 Rateable Values for each premises is as follows -

Unit B Victory Close £44,500

Unit C School Lane £97,000

## EPC

TBC

## Terms

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

## Rent

Combined Rent £175,750 per annum exclusive

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

## AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

## Code for Leasing Business Premises

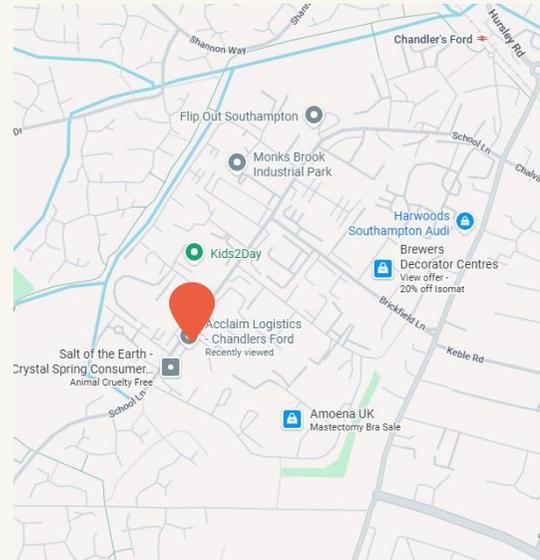
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## Location

Approximately 1.5 miles from J13 of the M3 and 2.5 miles from J5 of the M27, Chandlers Ford Estate is one of the premier estates in the Southampton area.

Eastleigh Town Centre is approximately 1 mile to the East and Southampton Town Centre is approximately 5 miles to the south.

The area benefits from excellent communications infrastructure and is well served with motorway, rail, shipping and airport facilities.



[www.hlp.co.uk](http://www.hlp.co.uk)

02382 022111 [southampton@hlp.co.uk](mailto:southampton@hlp.co.uk)

Disclaimer: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.



## Contact us

Direct your viewing requests and enquiries to:



**Matthew Poptlett**  
07971 824525  
[matt@hlp.co.uk](mailto:matt@hlp.co.uk)



**Jason Webb**  
07989 959064  
[jason@hlp.co.uk](mailto:jason@hlp.co.uk)



Strictly by appointment with sole agents Hellier Langston