



Units 9-10 Brickfield Trading Estate, Brickfield Lane, Chandler's Ford S053 4DR

TO LET

Industrial / Warehouse - could be split

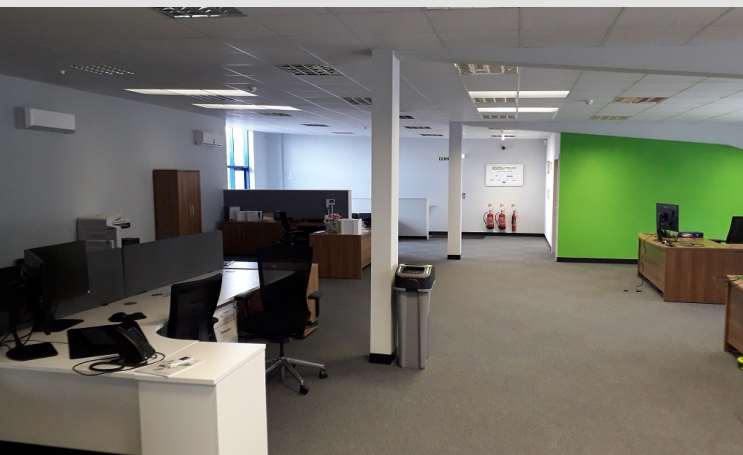
3,132 - 6,272 Sq Ft
(291 - 583 Sq M)

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DESCRIPTION

Brickfield Trading Estate is a modern industrial estate providing high quality units built in 1997 Units 9-10 have been combined to provide ground floor R&D, laboratory and workshop space accessed via 2 loading doors The first floor has good quality open plan offices providing suspended ceiling, recessed lighting, 6 air cooling units and carpets,

- ✓ 2 x loading doors 3.26m (w) x 3.9m (h)
- ✓ First floor open plan offices
- ✓ Suspended ceiling and recessed lighting
- ✓ Height to mezzanine 2.75m
- ✓ WC's and kitchen
- ✓ May split into two units



LOCATION

The development is situated in a prominent position on Brickfield Lane, off the B3043 Bournemouth Road, one of the main entrances to the Chandler's Ford Industrial Estate. The Estate is one of the principle commercial centres in the area where both national and international companies are located. Road communications are excellent with easy access to J13/M3 (and J5/M27).

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground floor	3,132	291
First floor	3,140	292
Total	6,272	583

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

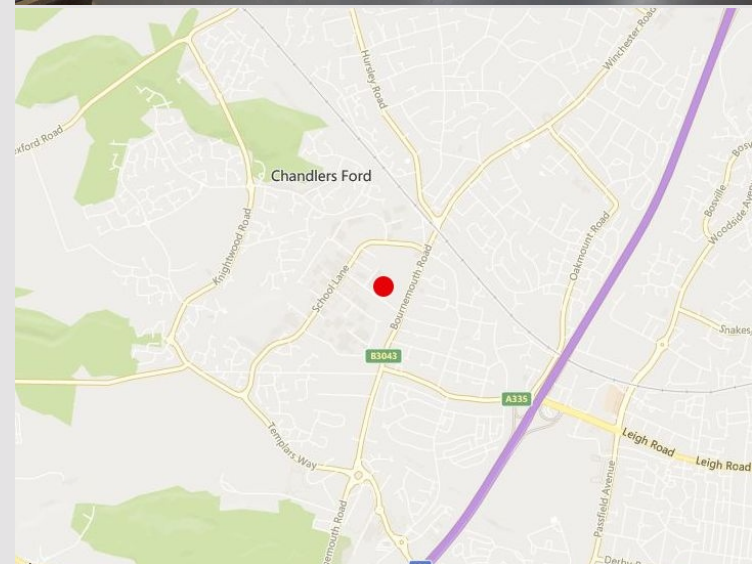
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of assignment or sub-lease for a term expiring 3rd Dec 2024. Passing rent is £46,000 pa, rising to £48,000 pa from 3 Dec 2022.

EPC

Unit 9 - C51 and Unit 10 - B50.



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VIEWING & FURTHER INFORMATION

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