



Unit 1, Mayflower Close, Chandlers Ford S053 4AR

TO LET

WAREHOUSE PREMISES WITH OFFICES

**7,318 - 14,644 Sq Ft
(680 - 1,360 Sq M)**

Unit 1, Mayflower Close, Chandlers Ford S053 4AR

DESCRIPTION

A semi-detached warehouse/office building of lower blockwork and upper profile clad elevations, beneath a pitched overlaid roof. Internally the property provides a combination of warehouse, workshop and office space to the ground floor, with further office and storage areas to the first floor provided by way of a substantial mezzanine. The property also benefits from allocated parking and loading apron.

Can be leased with adjoining property to offer detached building of 14,644 sq ft on self-contained plot.

- ✓ Versatile office accommodation
- ✓ Three phase electricity
- ✓ Ample parking
- ✓ Electric Roller Shutter Door 3.58m (w) x 3.62m (h)
- ✓ Excellent transport links to M3/M27



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

Gross Internal Areas	sq ft	sq m
Unit 1 Mayflower	7,318	680
Total	14,644	1,360

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

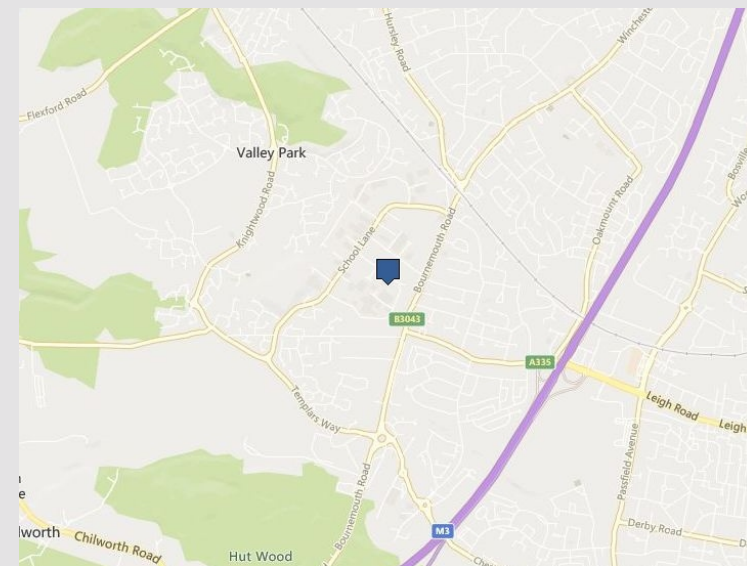
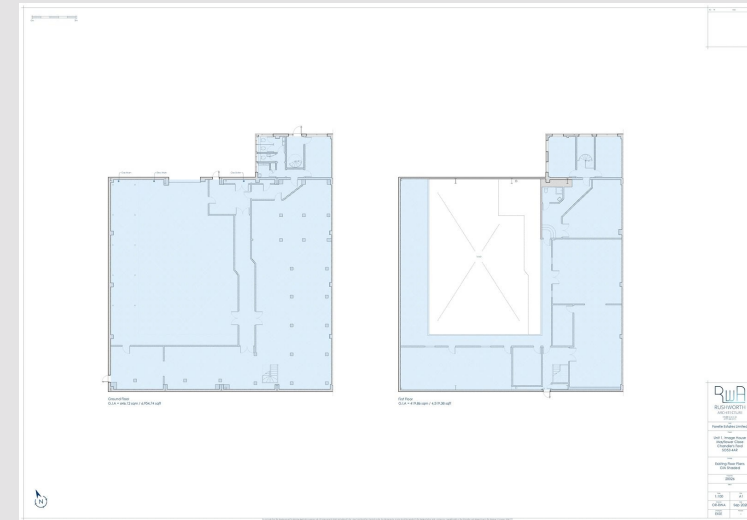
Rateable Value : £45,000

UBR Multiplier £0.499 (2020/21) : est. rates payable £22,455

TERMS/RENT

The property is available to let on a new FRI lease for a term to be agreed, including periodic rent reviews. Rent on application.

EPC The Energy Performance Asset Rating is C74.



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Regulated by RICS 23-May-2022

VIEWING & FURTHER INFORMATION

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