

TO LET

INDUSTRIAL/WAREHOUSE UNIT

2,373 SQ FT // 220.45 SQ M

PLUS MEZZANINE 578 SQ FT (50 SQ M)



HAMPSHIRE COMMERCIAL

goadsby

UNIT 7, CHANCERYGATE BUSINESS CENTRE
MANOR HOUSE AVENUE, SOUTHAMPTON, HAMPSHIRE SO15 0AE

SUMMARY >

- ESTABLISHED INDUSTRIAL/TRADE COUNTER LOCATION
- FULLY FITTED FIRST FLOOR OFFICES
- FORECOURT PARKING
- CLOSE PROXIMITY TO CITY CENTRE AND M271/M27 MOTORWAY NETWORK

RENT: £31,000 PER ANNUM EXCL.



Loading Door



Allocated
Parking



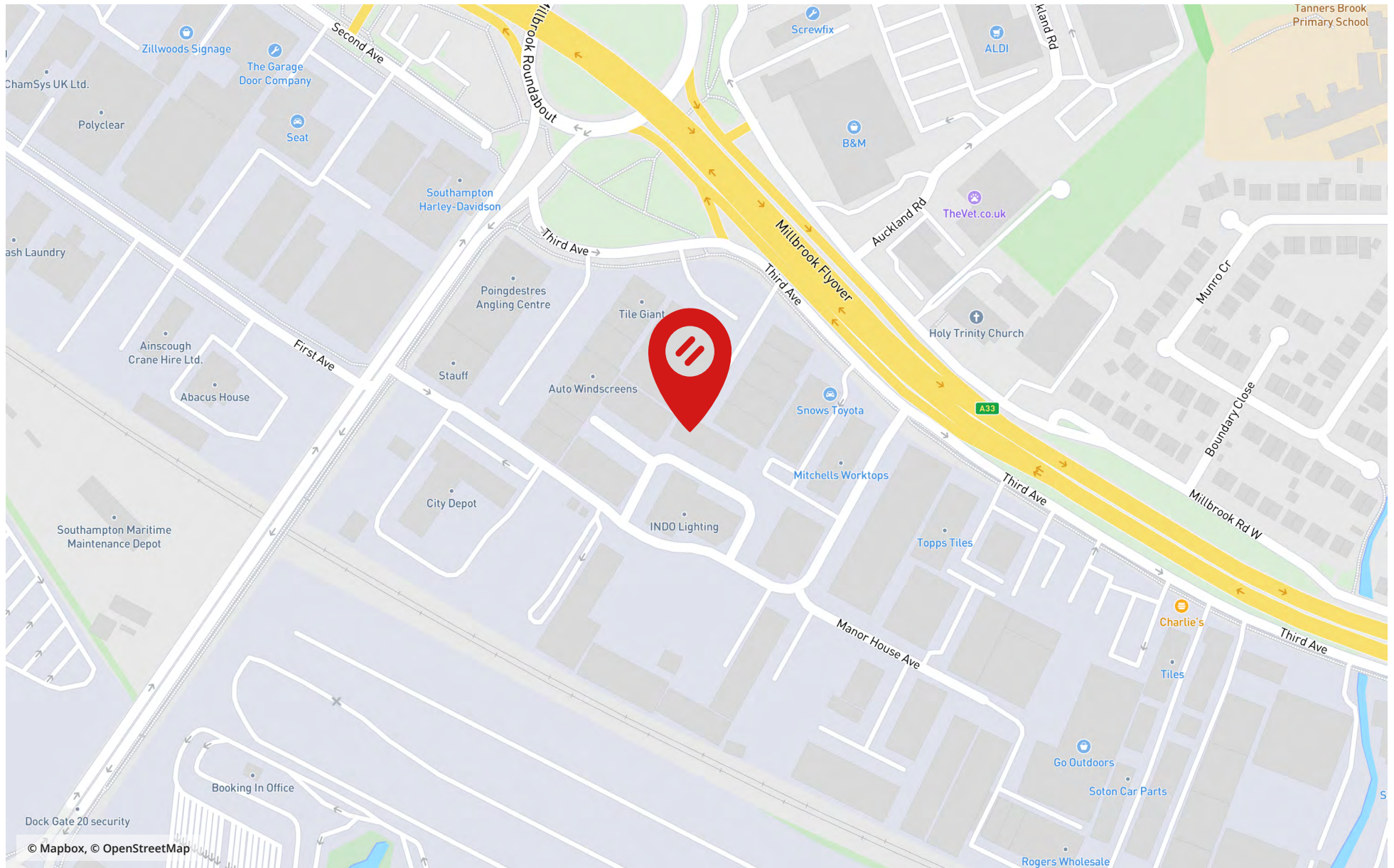
D - 84
EPC Rating



Excellent
Transport Links



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Location

- The premises are located on the Chancerygate Business Centre, accessed from Manor House Avenue in the established industrial/warehouse location of Millbrook.
- Millbrook is well served by the A33 dual carriageway providing access to the City Centre and the M271 motorway, which in turns leads to Junction 3 of the M27

Description

- The premises comprise an end of terrace modern industrial/warehouse unit of portal frame construction with composite steel clad elevations underneath a pitched insulated steel clad roof, incorporating daylight panels
- The warehouse benefits from a power floated concrete floor, an electrically operated up and over loading door measuring approximately 3.49m wide x 4.04m high and with a height to ridge of 8.30m
- A separate personnel door provides access to a ground floor foyer and stairs leading to the first floor office accommodation which benefits from the following:
 - Carpets
 - Gas central heating
 - Cat 5 e-cabling
 - Perimeter trunking
 - Suspended ceilings with LED lighting
 - Double glazed windows
- A disabled toilet and kitchen facilities have been installed within the warehouse accommodation, along with a timber decked mezzanine, providing additional storage space
- Externally there is a concrete forecourt for loading and a brick paved area to the front of the personnel door providing parking

Accommodation

Ground Floor Workshop	1,732 sq ft	160.93 sq m
First Floor Office	641 sq ft	59.55 sq m
Mezzanine	578 sq ft	50.00 sq m

Rent

£31,000 per annum, exclusive.

Lease

The premises are available to let on a new full repairing and insuring lease terms for a term to be agreed and incorporating periodic upwards only rent reviews where applicable.

Service Charge

A service charge will be payable in respect of maintenance of the estate. Interested parties are advised to make further enquiries.

Rateable Value

£25,000 (from 1st April 2023)

Rates payable at 49.9p in the £ (year commencing 1st April 2025).

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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