Units B, Victory Close

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

TO LET

358.24 sq m (3,856 sq ft)

HELLIER LANGSTON

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Detached Industrial/ Warehouse Unit Within A Secure Site

Description

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

The external elevations are part brick part profile metal sheet clad elevations under asbestos cement sheet roofs. The unit has Solar panels installed on the roof providing electricity to the unit.

The unit has a clear span warehouse area with single storey office with tea point and male and female WC's.

Externally there is a concrete yard and car parking with a secure site shared with Unit B. The site could be made self contained.

Detached Industrial/ Warehouse Unit Within A Secure Site

Specification

Unit C

- 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

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Accommodation

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

Unit C	Sq m	Sq ft
Warehouse	313.27	3,372
Ground Floor Office	44.97	484
Total GIA	**358.24**	**3,856**

Business Rates

According to the Valuation Office website the April 2026 Rateable Value is £44,500

EPC

TBC

Terms

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

Rent

£46,250 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

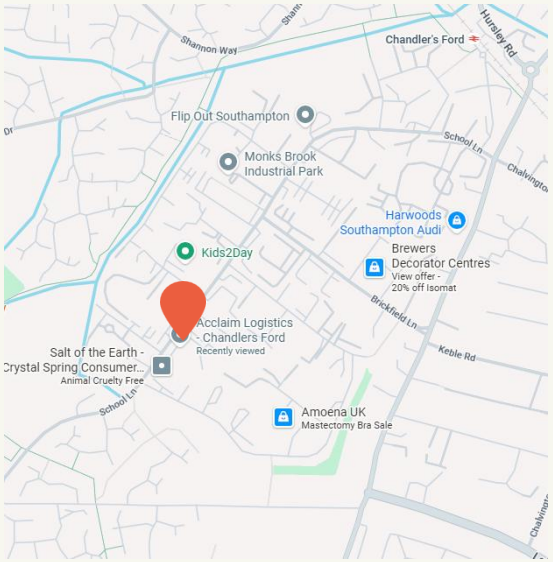
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

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.



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Contact us

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Strictly by appointment with sole agents Hellier Langston