



Unit 8, Brickfield Lane,
Chandlers Ford S053 4DP

TO LET

Detached Industrial/Warehouse with
Secure Yard on a secure 2.25 acre site

**44,882 Sq Ft
(4,170 Sq M)**

DESCRIPTION

The property is a detached warehouse situated on its own secure, self-contained site with gated yard and parking area. Access to the warehouse is via 15 covered dock level loading doors, which in turn lead into the main clear span warehouse area. The office accommodation is situated at the front of the property, providing a mix of open plan and cellular office space. Estate Occupiers include Hendy Ford, Coopervision , VES and GE Aviation.

- ✓ 6.2m minimum eaves
- ✓ Clear span warehouse
- ✓ 15 Dock level loading doors, 3 with telescopic plates
- ✓ Secure yard with parking
- ✓ Offices
- ✓ Excellent motorway links to M3 and M27



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	41,878	3,890
Offices	3,004	279
Total Floor Area	44,882	4,170
Loading Bay	807	75
Total	44,882	4,170

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.

BUSINESS RATES

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

TERMS

The property is available on a leasehold basis at a rent of £395,000 per annum.

EPC

The Energy Performance Asset Rating is D88.





LOCATION

The property is situated on the Chandlers Ford Industrial Estate, to the west of Junction 12 and Junction 13 of the M3 motorway and close to Junction 5 of the M27. Eastleigh town centre, Southampton International Airport and mainline railway station are approximately 2 miles to the east of Junction 13 with Southampton city centre approximately 5 miles to the south.



<https://www.lsh.co.uk/commercial-properties/leasehold/general-industrial-warehouse-distribution/unit-8-brickfield-lane%2c-chandlers-ford-industrial-estate-eastleigh-so53-4dp-48108?currency=1>

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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