

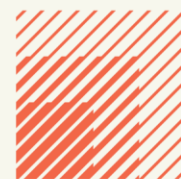


Units C, School Lane

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

TO LET

1,160.90 sq m (12,495 sq ft)



**HELLIER
LANGSTON**

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Detached Industrial/ Warehouse Unit Within A Secure Site

Description

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

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

Internally Unit C has ground and first floor offices with WCs on each floor and a shower at 1st floor. The ground floor office is open plan whereas the first is split into 4 cellular offices.

Externally there is a concrete yard for loading and unloading and car parking spaces all within a secure site that can be self contained.



Detached Industrial/ Warehouse Unit Within A Secure Site

Specification

Unit C

- 5.96 m to eaves (Main building)
- 5.18 m to haunch (Main building)
- 6.82 m to ridge (Main building)
- 4.99 m to eaves (Extension)
- 4.57 m to haunch (Extension)
- 5.56 m to ridge (Extension)
- 1 x electric roller shutter door (3.98 m wide by 4.19 m high)
- LED warehouse lights
- Asbestos cement sheet roof (Extension insulated profile metal sheet)
- 3 phase electrical supply
- Mains gas, water and drainage
- 2 x Powrmatic Gas Blow heaters
- Roof mounted PV panels
- Mezzanine floor for storage
- Various ground floor rooms including offices, kitchen and storage
- Secure external yard and parking
- Ground & 1st floor offices
- Carpet
- Perimeter trunking
- Gas central heating
- Suspended ceilings with flat panel LED lighting and raised strip light
- Reception area
- 1st floor tea point
- GF floor Male and Female WC's
- 1st Floor Male, Female WC's and shower



Detached Industrial/ Warehouse Unit Within A Secure Site

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	881.09	9,484
Ground Floor Office	98.55	1,061
1 st Floor Office	98.29	1,058
Mezzanine	82.87	892
Total GIA	1,160.90	12,495

Business Rates

According to the Valuation Office website the April 2026 Rateable Value is £97,000.

EPC

TBC

Terms

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

Rent

£129,500 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

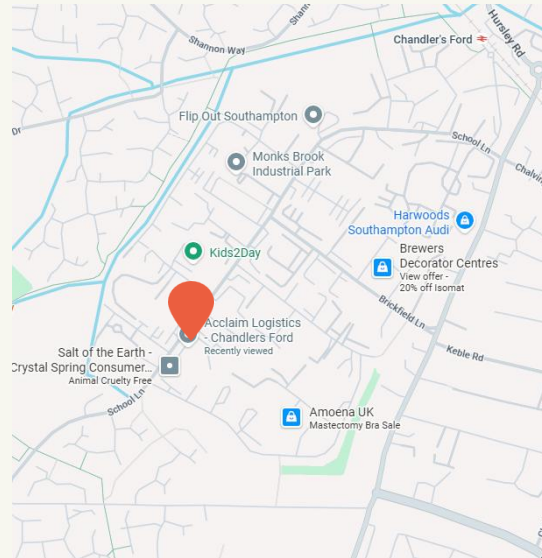
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

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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Strictly by appointment with sole agents Hellier Langston