



16 & 17 Chancerygate Business Centre, Manor House Ave, Southampton SO15 0AE

TO LET

Modern Mid-Terraced Industrial Units

**5,973 Sq Ft
(555 Sq M)**

DESCRIPTION

Chancerygate Business Centre forms a part of a purpose built development scheme comprising of 20 industrial/warehouse units built in 2007. Units 16 & 17 comprise of two purpose built mid-terrace units within a terrace of three units. The units are located on the left hand entrance of the estate. The premises are of steel portal construction, with blockwork construction and profile cladding, which is accessed via two personnel entrances and two roller shutter loading doors.

- ✓ 2 x roller shutter doors 3.5 (w) x 4 (m) h
- ✓ Parking/forecourt loading
- ✓ First floor mezzanine
- ✓ 30kN per sq m floor loading
- ✓ 9.7m eaves height
- ✓ Three phase electricity



LOCATION

Chancerygate Business Centre is located in a prime position just west of the Southampton Western Docks. The established area is well served by the A3024 dual carriageway, which provides easy access to the M271 leading to the M27 motorway. Accessed via Manor House Avenue, the site is also served by Millbrook Railway Station (0.8 miles) & Southampton Airport (4.8 miles).

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Warehouse	4,608	428
FF Mezzanine	1,365	127
Total	5,973	555

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.

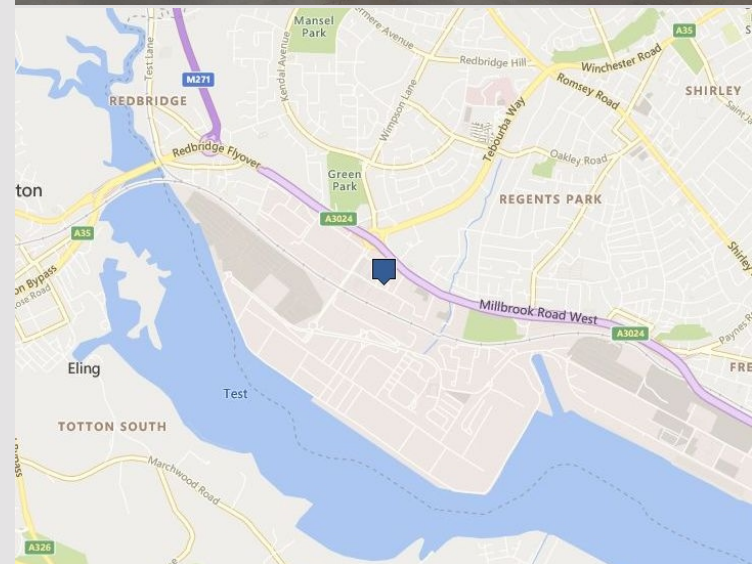
BUSINESS RATES

Current rateable value is £39,000.

TERMS

The premises are available by way of a new full repairing and insuring lease on terms to be agreed, at an annual rent of £49,500.

EPC Energy Performance Rating - B-47.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 25-Aug-2022

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Luke Mort
07591 384236
lmort@lsh.co.uk

Dan Rawlings
07702 809192
drawlings@lsh.co.uk

Shane Prater
07836 215126
shane@quintons.co.uk