



Unit 3 Mayflower Close

CHANDLERS FORD INDUSTRIAL ESTATE, EASTLEIGH, SO53 4AR



TO LET

Warehouse with Offices, Enclosed Yard and Car Parking
Situated on Established Industrial Estate Close to M3/M27
9,903 sq ft (920 sq m)

Description

Unit 3 Mayflower Close is a detached, light industrial building. It is constructed of steel portal frame with brick/blockwork and profile clad elevations. The warehouse is accessed via two large loading doors. There are ground floor offices to the side of the warehouse which have been thoroughly modernised and offices at the rear of the first floor of the warehouse. There is an additional storage mezzanine. The offices comprise a mix of open plan and private space, they are air conditioned and provide modern and bright staff break out space. There are ample staff WC's on the ground floor. The unit is set back from the roadside behind a gated yard which provides HGV access. There is ample car parking both in front, at the side and at the rear of the property.

Specification

- 6.0 m eaves height
- Warehouse space heaters
- Two electric loading doors 3.05m wide by 4.25m high
- Ground floor office with air conditioning and gas central heating
- Further office at rear of warehouse with air conditioning and gas central heating
- Enclosed Front Yard
- Excellent Parking to the side and rear of the building
- Close to M3 and M27
- EPC – C
- Rateable Value - Prospective purchasers are encouraged to make their own enquiries with Eastleigh Borough Council

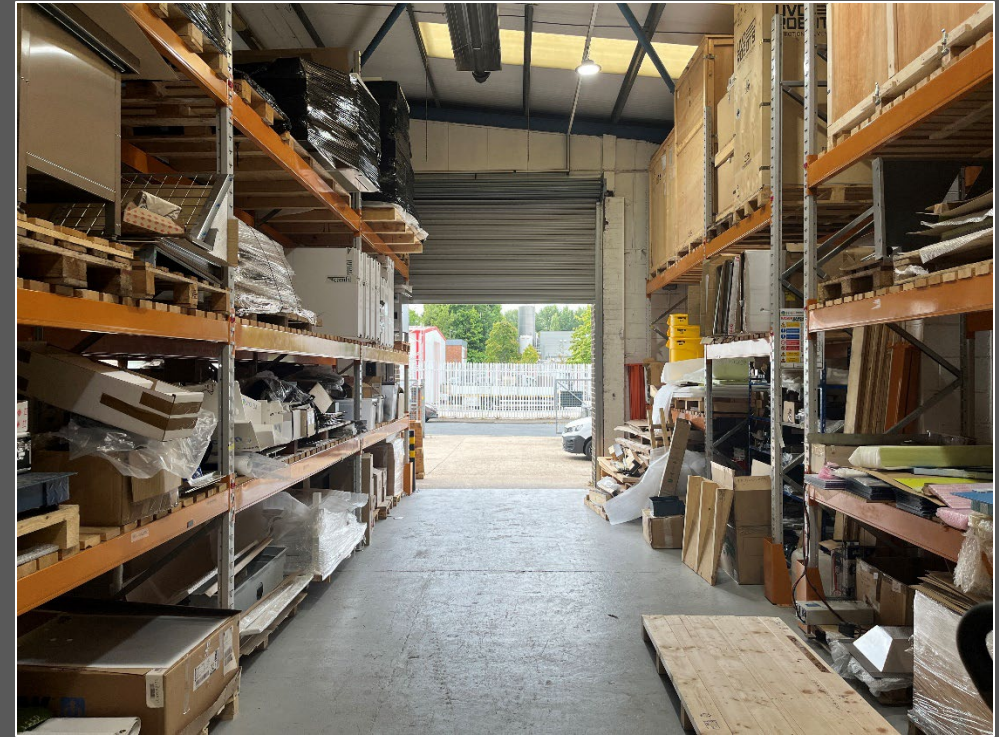
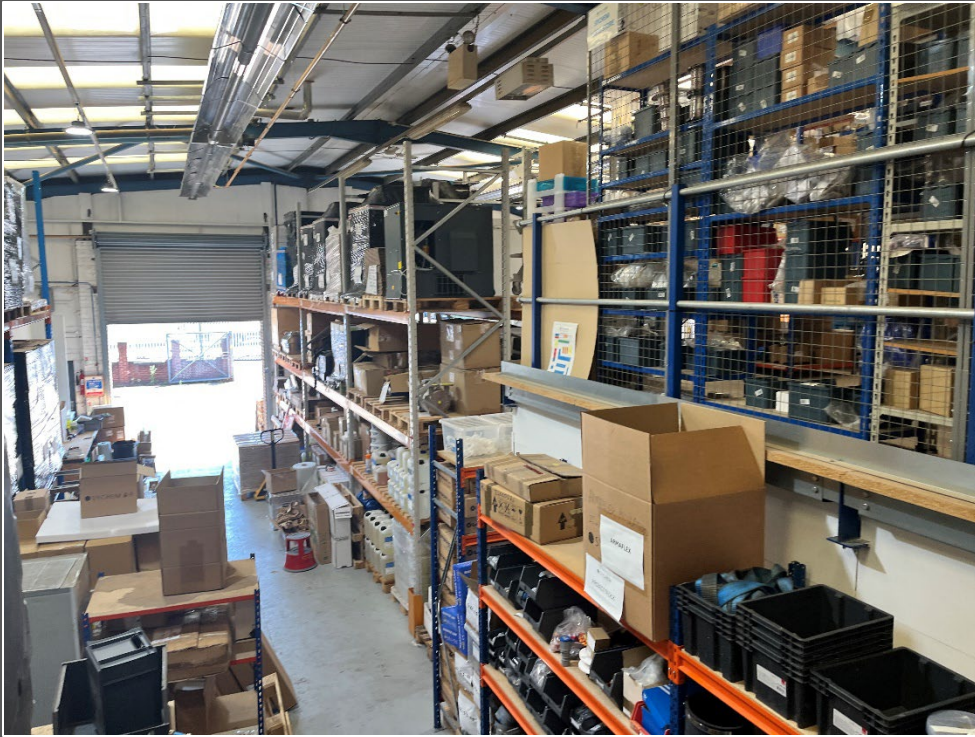


Floor Area	Sq Ft	Sq M
Warehouse & Ground Floor Offices	7,858	730
First Floor Offices	1,539	143
Mezzanine	506	47
Total Gross Internal Floor Area	9,903	920

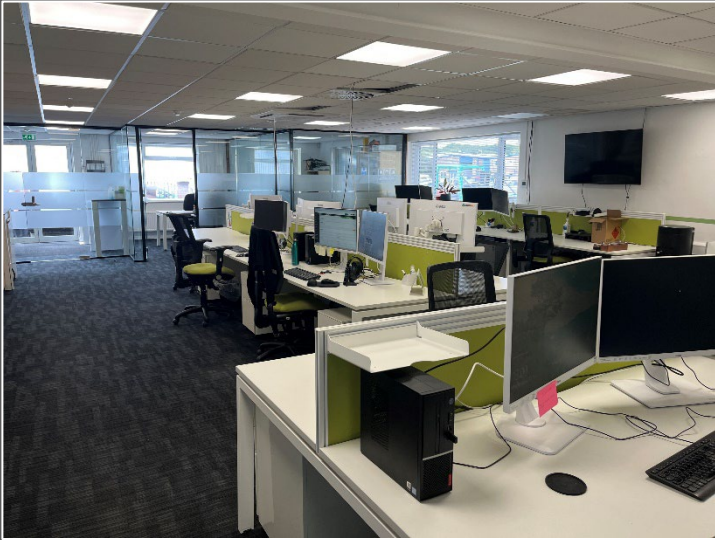




Workshop/Warehouse Area



Ground Floor Offices



First Floor Offices



Yard and Car Parking



Location

The property is situated on Mayflower Close, close to School Lane, the main spine road on the well-established Chandlers Ford Industrial Estate, a vibrant trading estate. The premises are 2 miles from Junction 13 of the M3, the primary motorway link between Southampton, London and the North/Midlands. Approximately 3 miles distant is Junction 5 of the M27, the main arterial link between Southampton and Portsmouth with access to the West Country. Chandlers Ford railway station is 0.7 miles distant with bus links. Southampton Airport Parkway railway station and Southampton Airport are 3.4 miles away. Trains to London Waterloo run every 10-15 minutes with a travel time of 70 minutes.

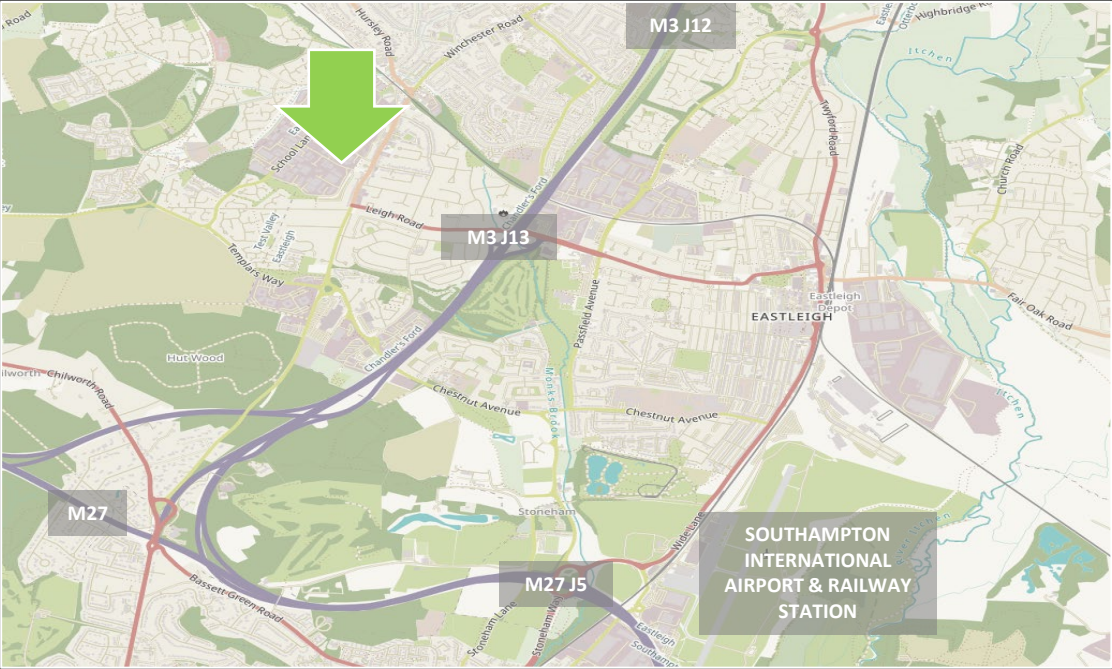
Terms

The property is available by way of a new fully repairing and insuring lease for an initial rental of £102,500.

Business Rates

All enquiries to Eastleigh Borough Council [Find a business rates valuation - GOV.UK \(www.gov.uk\)](#)

Destinations	Miles
Junction 13, M3	2.9
Juntion 5, M27	3.0
Chandlers Ford Railway Station	0.7
Southampton Airport & Airport Parkway Railway Station	3.4
Port of Southampton Dock Gate 4/Dock Gate 20	6.7/6.7
Portsmouth Continental Port	21.8
London Heathrow Airport	58.1



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VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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