



CHALCROFT

BUSINESS PARK

TWO FULLY REFURBISHED
INDUSTRIAL / WAREHOUSE UNITS
AVAILABLE NOW

SUPERBLY CONNECTED TO M27 VIA
NEW LINK ROAD

M27 EAST

M27 J7

M27 WEST

TOLLBAR WAY

NEW LINK ROAD
CHALCROFT WAY

UNIT 6
30,400 SQ FT

UNIT 7
9,955 SQ FT

what3 words ///flies.owls.march
BURNETTS LANE, WEST END SOUTHAMPTON, SO30 2PA

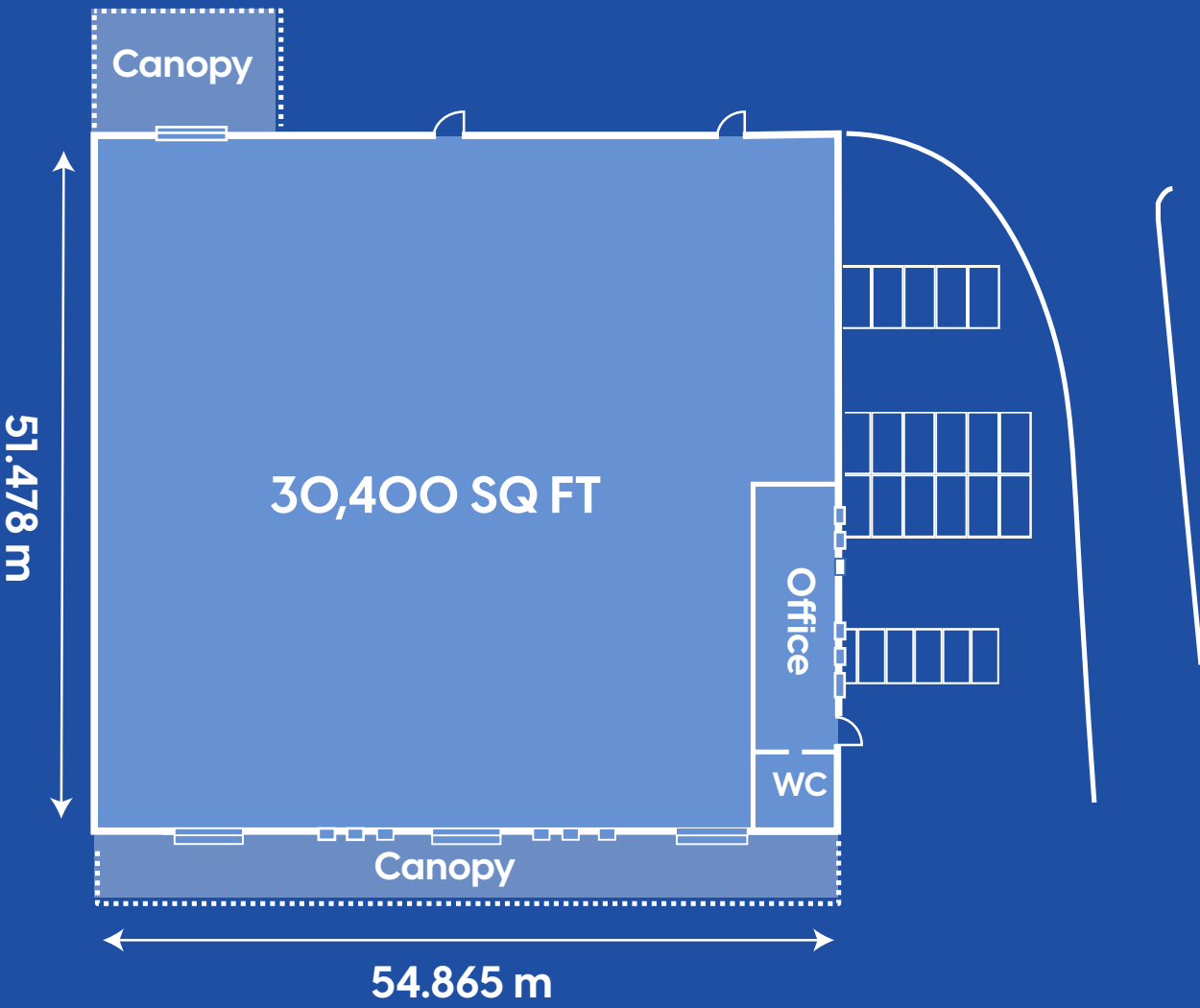
24/7 ACCESS AND SECURITY



Floorplans not to scale. For indicative use only.

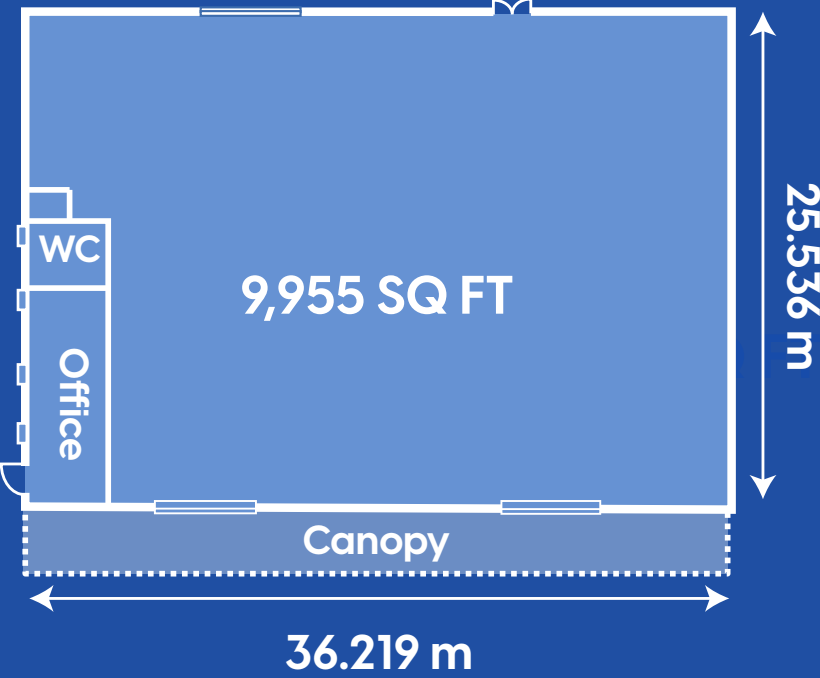
UNIT 6:

- 1 X LEVEL ACCESS LOADING DOOR
- 3 X TAILGATE CANOPY



UNIT 7:

- 1 X LEVEL ACCESS LOADING DOOR
- 2 X TAILGATE CANOPY



UNIT 6 AND UNIT 7 PROVIDE NEWLY RECLAD FULLY REFURBISHED LOGISTICS SPACE ON A 24/7 SECURE SITE IN A UNIQUE LANDSCAPED ENVIRONMENT FOR BUSINESS.

FULLY SECURE SITE WITH 24 /7 ACCESS AND SECURITY

INSULATED ROOF CLADDING 10 % ROOFLIGHTS

OFFICES WITH LED LIGHTING

LARGE LOADING APRON

5.5M RISING TO 9.2M TO NORTH LIGHT

INSULATED ELECTRIC LOADING DOORS

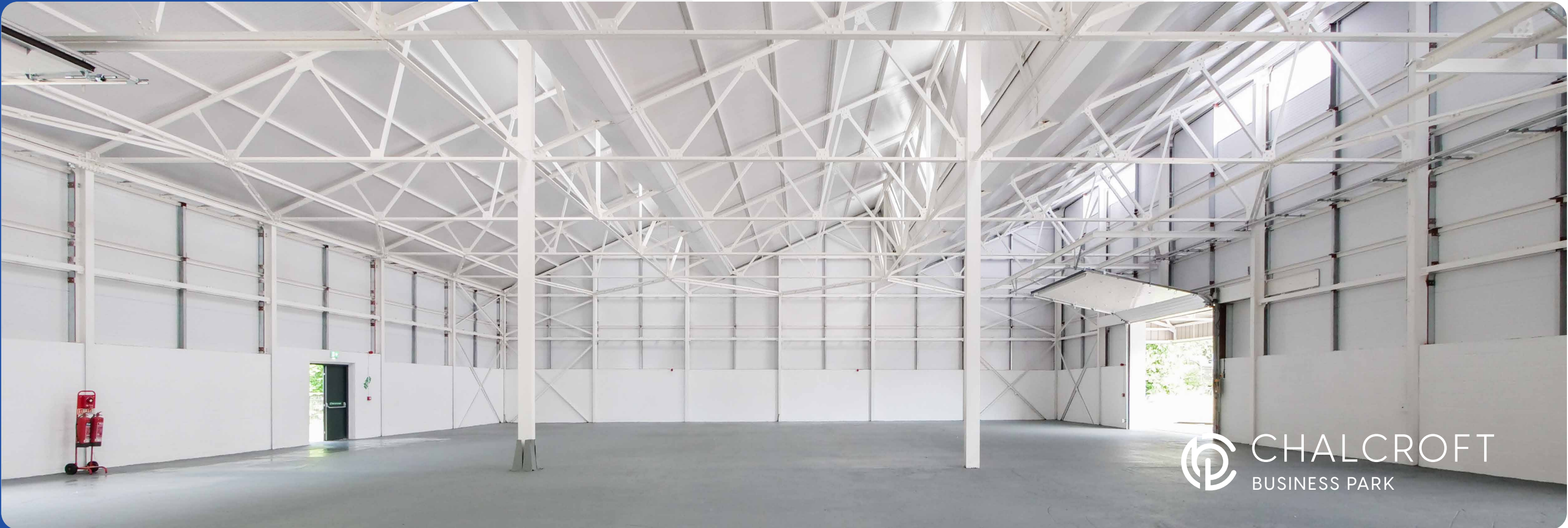
TAILGATE AND LEVEL ACCESS LOADING

SOLAR POWERED ENERGY

SCHEDULE OF ACOMMODATION

| | SQ M | SQ FT |
|--------|-------|--------|
| Unit 6 | 2,824 | 30,400 |
| Unit 7 | 925 | 9,955 |

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PERFECTLY LOCATED FOR
CONNECTIVITY ACROSS THE
SOUTH COAST AND MAJOR
ROAD NETWORKS



ROAD

| | | |
|-------------|----------|------------|
| M27 J7 | 2 Miles | 7 Minutes |
| Southampton | 7 Miles | 16 Minutes |
| M3 | 6 Miles | 17 Minutes |
| A31 | 15 Miles | 16 Minutes |
| Bournemouth | 38 Miles | 40 Minutes |

SEA

| | | |
|-------------------|------------|------------|
| Southampton Docks | 7 Miles | 18 Minutes |
| Portsmouth Docks | 17 Miles | 20 Minutes |
| Poole Docks | 44 Miles | 55 Minutes |
| Bristol Docks | 10.8 Miles | 1.5 Hours |

AIR

| | | |
|-----------------|-----------|------------|
| Southampton | 6 Miles | 14 Minutes |
| Bournemouth | 36 Miles | 35 Minutes |
| London Heathrow | 59 Miles | 1 Hour |
| London Gatwick | 77 Miles | 1.5 Hours |
| Bristol | 109 Miles | 2 Hours |

Chalcroft Business Park is situated on a 50 acre (20 ha) approx. site situated 2.9 miles north of Junction 7 of the M27 motorway and 2 miles to the north of Hedge End commercial centre. The business park adjoins One Horton Heath - a 310 acre mixed residential and commercial development.

Chalcroft Business Park benefits from full access via a new relief road providing a modern standard highway connecting to Tollbar Way. Chalcroft Business Park provides 22 separate units ranging from 1,000 sq ft to 35,000 sq ft with a total floor area of circa 265,000 sq ft.

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SURROUNDED BY GREENERY
WHILST CLOSE TO THE
COMMERCIAL HUB, CHALCROFT
BUSINESS PARK IS IDEALLY
PLACED FOR A GREAT WORK
LIFE BALANCE.



FULLY SECURE SITE
WITH 24/7 ACCESS
AND SECURITY



EXCELLENT ACCESS
TO MOTORWAY
NETWORK



LANDSCAPED
ENVIRONMENT

HEDGE END COMMERCIAL
DISTRICT INCLUDES:



TERMS

Unit 6 & 7 are available to lease on terms to be agreed.

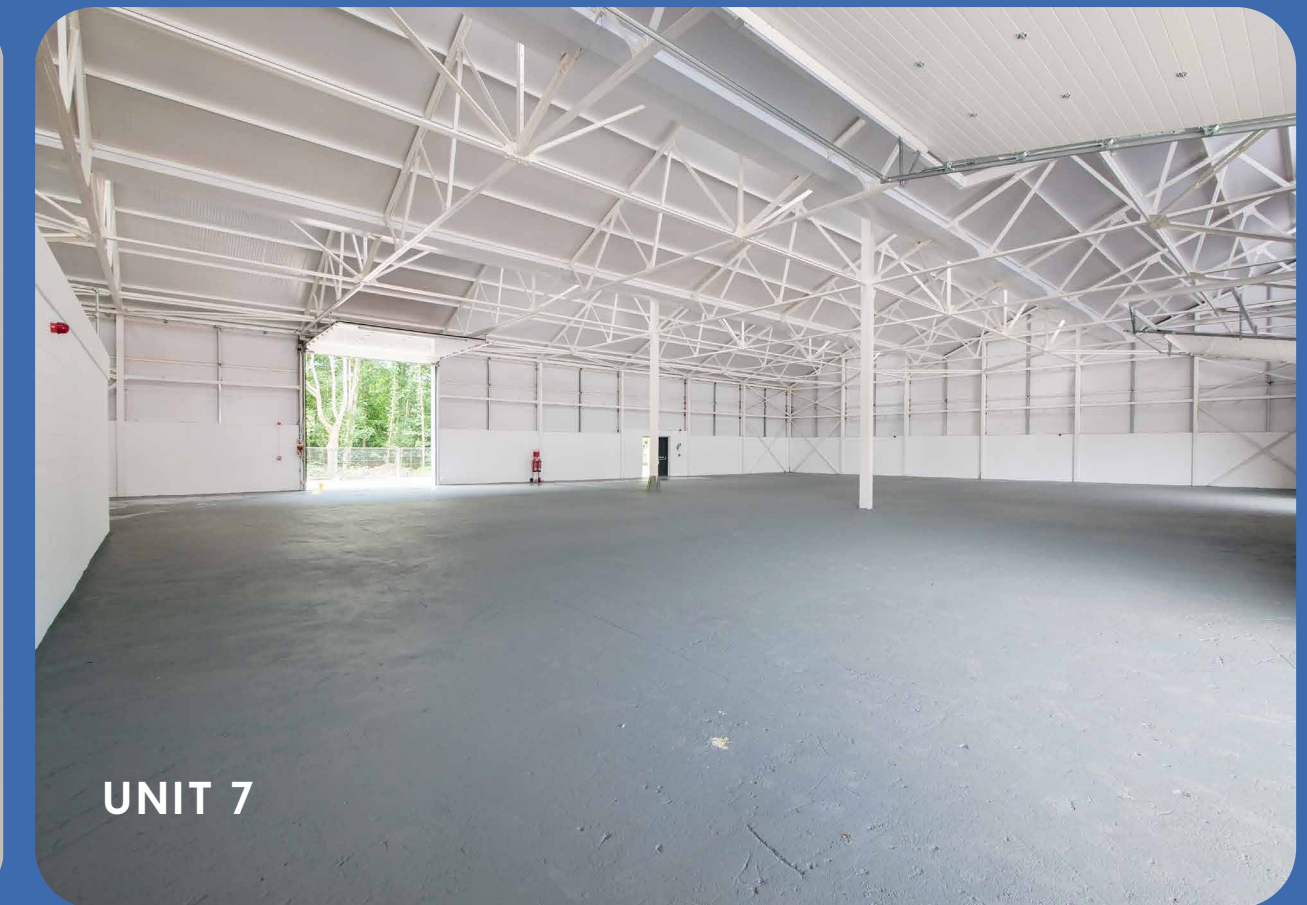
RENT: On application

EPC: Rated A

SERVICE CHARGE : A service charge is payable towards maintenance and upkeep of the estate and 24/7 security. Further information on request.



UNIT 7



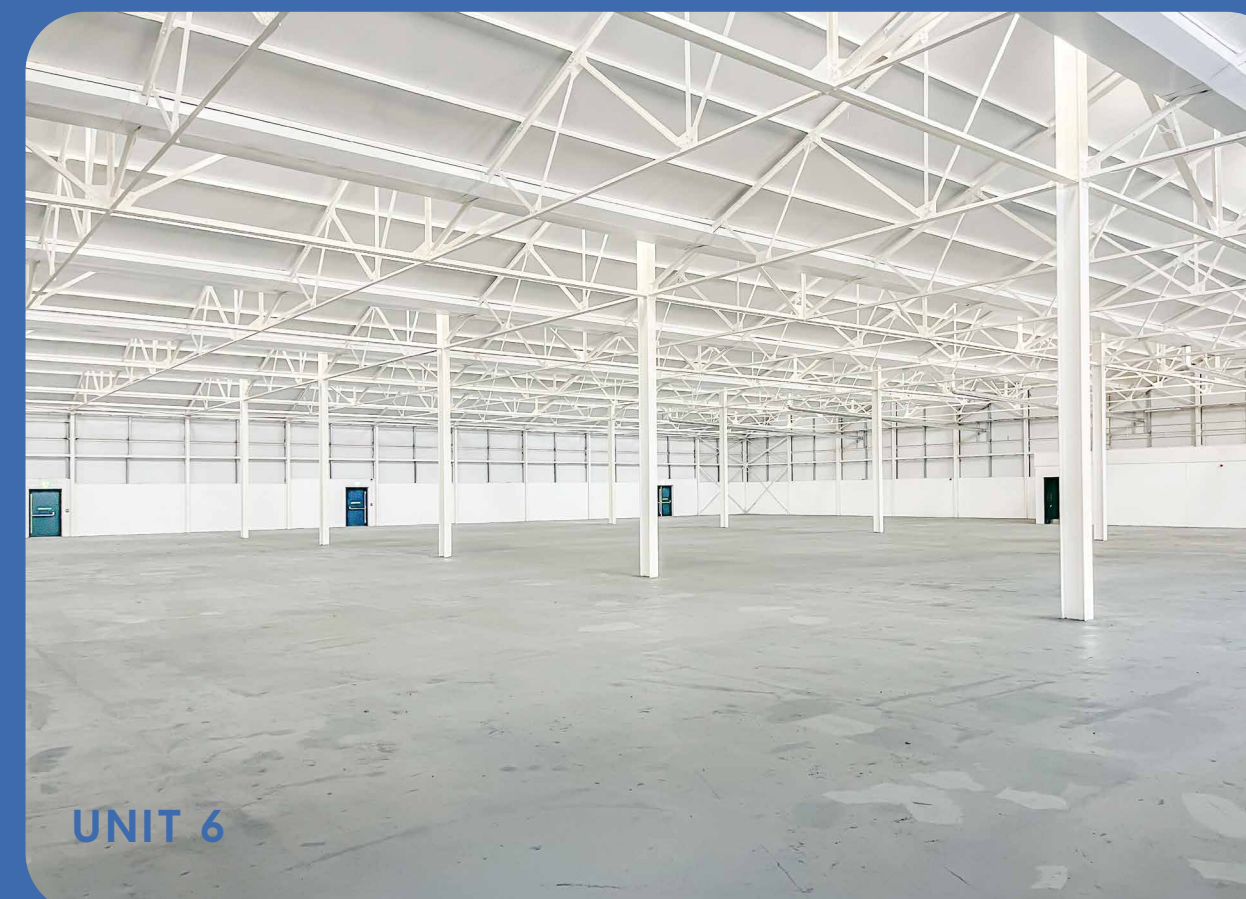
UNIT 7



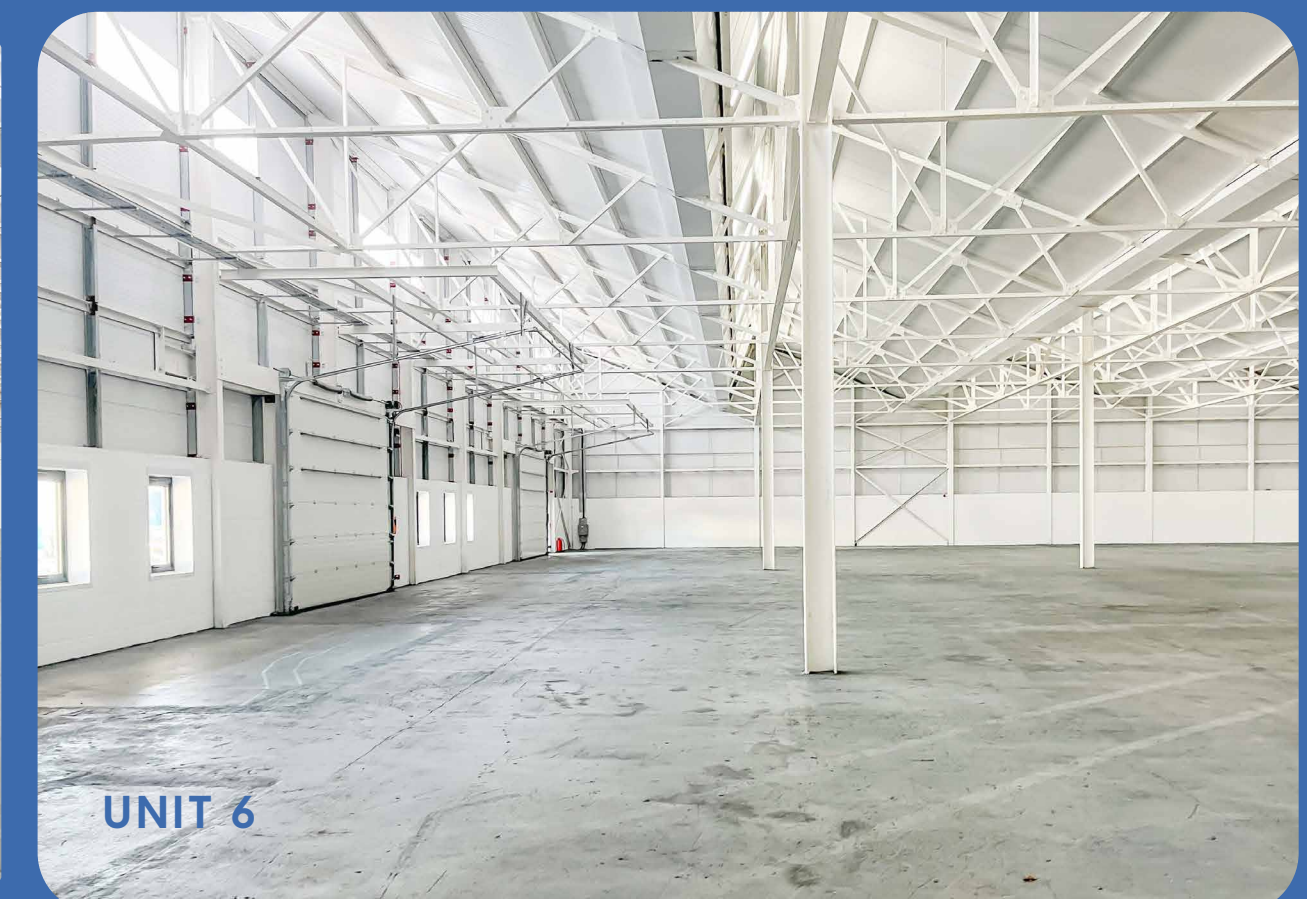
EXTERNAL



UNIT 6



UNIT 6



UNIT 6

Contact our agency team

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