



Unit 7 Brickfield Trading Estate, Brickfield Lane, Chandler's Ford S053 4DP

TO LET

END OF TERRACE WAREHOUSE WITH
OFFICE *TO BE REFURBISHED*

**2,274 Sq Ft
(211 Sq M)**

DESCRIPTION

The property comprises an end of terrace warehouse unit of blockwork construction with brick cladding beneath a pitched roof. Internally the unit is fitted with a warehouse/storage area which is accessed via a roller shutter loading door. The remaining part comprises a mixture of office, kitchenette and WC facilities. Externally there is a good sized loading area and allocated car parking.

- ✓ **First Floor Offices**
- ✓ **Min Eaves 5.2m**
- ✓ **Allocated Parking**
- ✓ ***TO BE REFURBISHED***

LOCATION

The property is situated on the Chandlers Ford Industrial Estate, to the west of J12 and J13 of the M3 motorway and close to J5 of the M27.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	1,588	148
First Floor Offices	686	64
Total	2,274	211

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

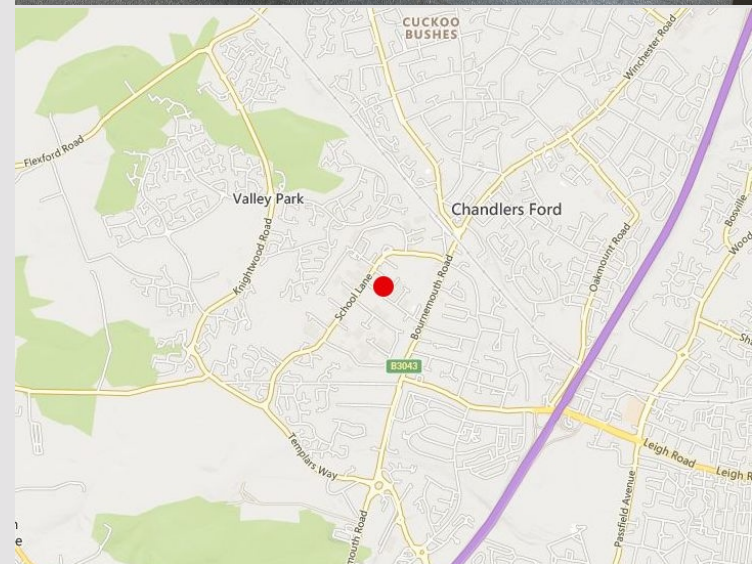
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The rent is £34,110 per annum and the premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

The Energy Performance Asset Rating is TBC.



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Regulated by RICS 02-Jun-2023

VIEWING & FURTHER INFORMATION

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