



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
- ✓ Allocated parking/forecourt parking
- ✓ 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.

RENT

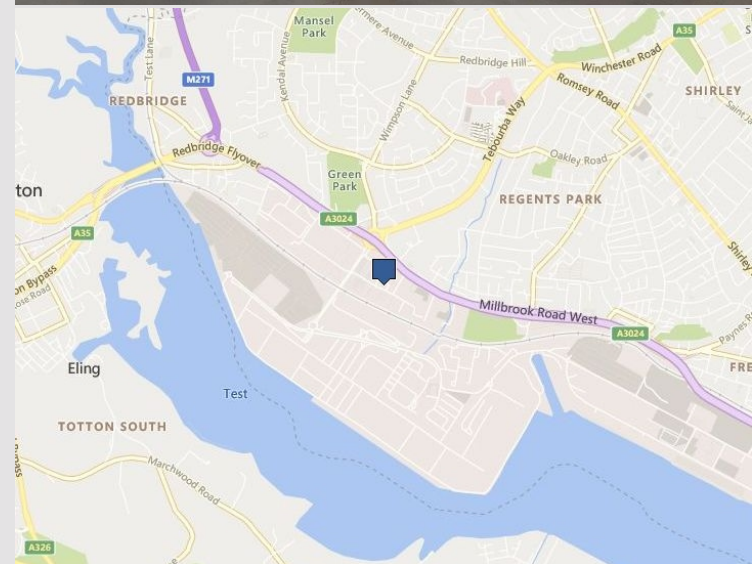
£60,000 per annum. Exclusive of rates, service charge and all other outgoings.

TERMS

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

Energy Performance Rating - B-47.



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VIEWING & FURTHER INFORMATION

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