



Unit 2 & 3 Chancerygate Business Centre

SOUTHAMPTON, SO15 0AE



Prime Position by
Port of
Southampton

TO LET

Two Modern Industrial/Warehouse Units Linked Internally
Located on a Prime Industrial Estate Adjacent to Southampton Docks
4,144 ft² - 9,744 ft² Including Offices, Mezzanine Offices/Storage

Description

Chancerygate Business Centre forms part of a purpose built development scheme comprising of 20 industrial/warehouse units built in 2007. Units 2 & 3 comprise of two purpose built mid and end of terrace units with a concrete loading apron and parking. 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.

Specification

- 6.5m Clear Internal Height
- 2 x Electric Up & Over Roller Shutter Doors 4m (w) x 4.5m (h) (1 to each unit)
- Concrete Loading Apron
- Lighting Throughout
- Ample Parking
- Workshop Canteen/Kitchenette Area
- First Floor Fitted Offices with Suspended Ceiling, Recessed Lighting and Perimeter Trunking
- Mezzanine Storage
- 3 Phase Electricity
- Intruder Alarm
- Gas Space Heater
- Air Conditioning in Several Offices
- Shower Room
- 4 Separate WCs & Washbasins (including 1 disabled)
- Unit 2 EPC – D78
- Unit 3 EPC – D81



Floor Area	Sq Ft	Sq M
Warehouse	6,048	561.96
1 st Floor Office (Unit 2)	1,120	104.02
1 st Floor Office (Unit 3)	1,115	103.63
1 st Floor Mezzanine Office (Unit 3)	648	60.20
1 st Floor Mezzanine Storage (Unit 3)	812	75.45
Total	9,744	905.26



Unit 3 – Mezzanine Storage



Unit 2 – First Floor Office



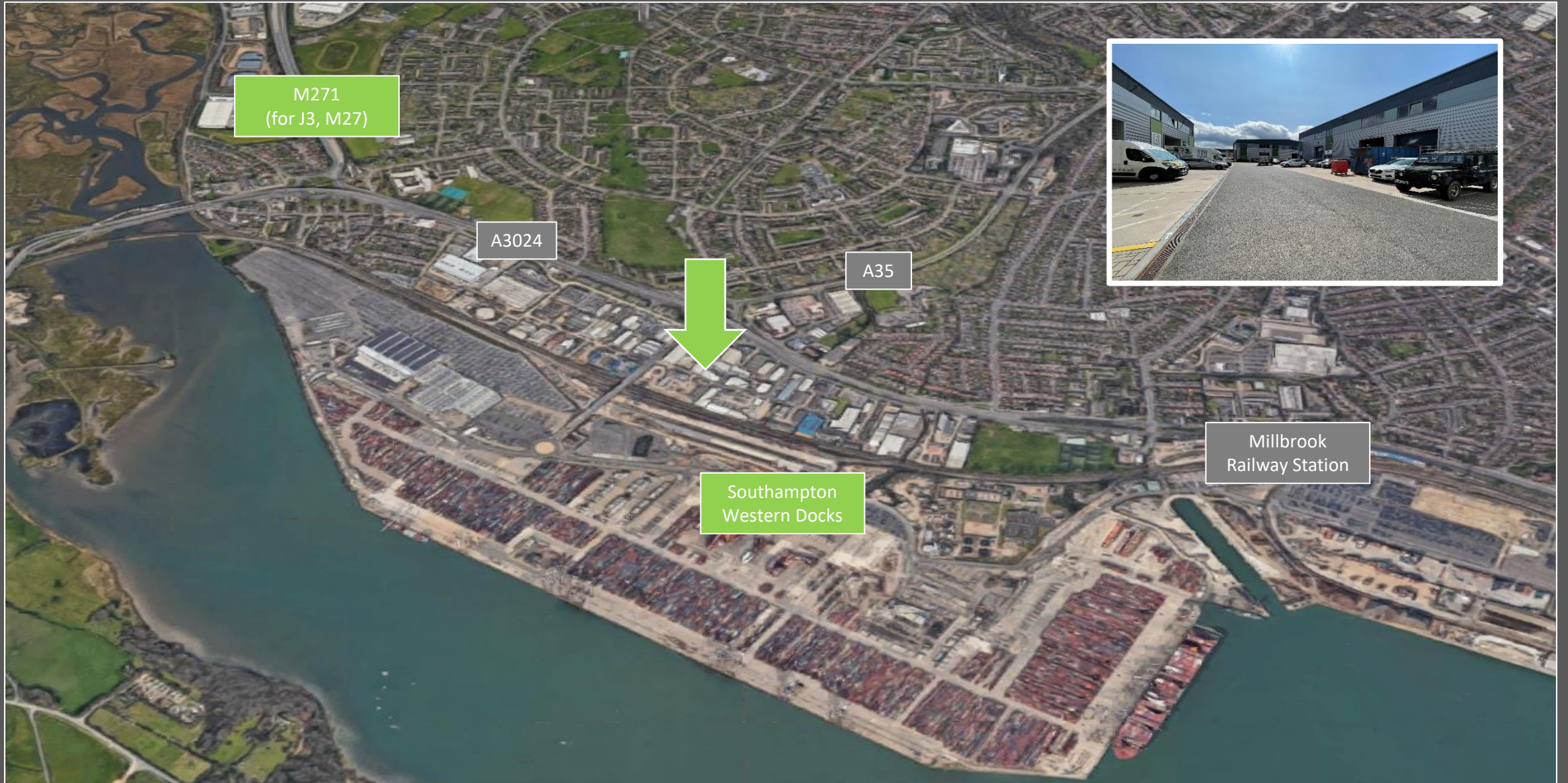
Unit 3 – First Floor Office



Workshop View: Unit 3 into Unit 2



Aerial Imagery



Chancerygate Business Centre – Proximity to Port of Southampton & M271

Location

Chancerygate Business Centre is located in a prime position adjacent to 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 at Junction 3. Accessed via Manor House Avenue, the site is also served by Millbrook Railway Station (1.1 miles) & Southampton Airport (6.5 miles).

Terms

The property is available to let by way of a new full repairing and insuring lease upon terms to be agreed at a quoting rent of £110,000 pax.

Business Rates

Rateable Value - £85,000 from 1 April 2023. All enquiries to Southampton City Council. (<https://www.gov.uk/correct-your-business-rates>).

Destinations	Miles
M27, Junction 3 (via M271)	2.7
M27, Junction 4 (for M3)	5.6
M27, Junction 5	6.0
Millbrook Railway Station	1.1
Southampton Airport	6.5
Port of Southampton (Western Docks)	0.5
Southampton City Centre	2.0



Unit 1 & 2 Chancerygate Business Centre

SAT NAV: SO15 0AE

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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