



Unit 6 Brickfield Trading Estate, Brickfield Lane, Chandlers Ford S053 4DR

TO LET

**END TERRACE WAREHOUSE WITH
OFFICES**

**1,860 Sq Ft
(173 Sq M)**

DESCRIPTION

The property comprises an end of terrace warehouse unit of blockwork construction with brick cladding beneath a pitched roof. Internally the property offers an entrance lobby with male and female WC's, leading to the warehouse space and kitchenette facilities. Part of the warehouse is beneath the office mezzanine whilst part offers clear height to the eaves. First floor offers open plan offices with a separate meeting room with gas central heating.

- ✓ Min height beneath mezzanine 2.83m
- ✓ Min eaves height 6.46m
- ✓ Electric loading door W 3.27m x H 3.92m
- ✓ Allocated parking



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
GF inc. WC's & kitchenette	1,097	102
FF Office	549	51
Mezzanine	214	20
Total	1,860	173

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.

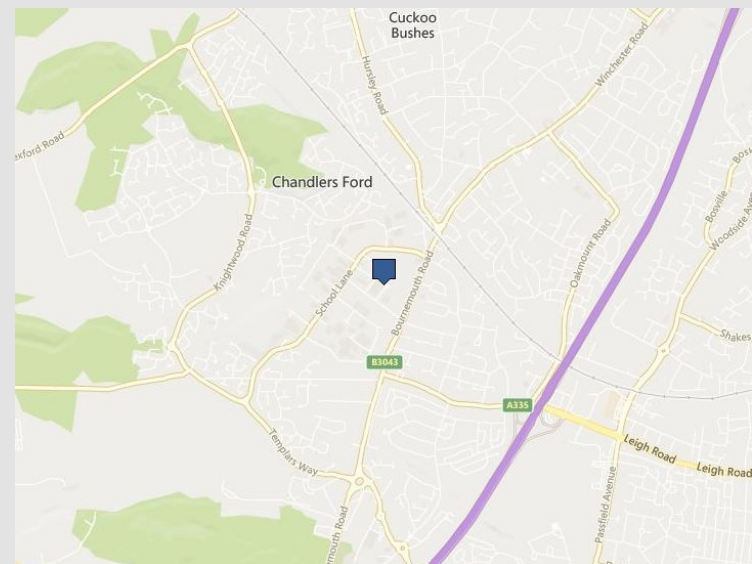
BUSINESS RATES

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

TERMS/RENT

The premises are available to let on a full repairing and insuring lease for a term to be agreed. The rent will be £27,900 per annum.

EPC The Energy Performance Asset Rating is D-81.



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Regulated by RICS 16-Feb-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Luke Mort
07591 384236
lmort@lsh.co.uk

Dan Rawlings
07702 809192
drawlings@lsh.co.uk