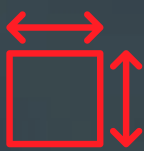


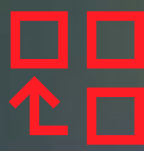
UNIT A SCHOOL LANE

CHANDLERS FORD INDUSTRIAL ESTATE

PROMINENT INDUSTRIAL/WAREHOUSE UNIT | TO BE REFURBISHED



16,303 SQ FT
(1,515.14 SQ M)



Alternative Uses
Considered
(STP & TERMS)



Established
Industrial and
Office Location



Close
Proximity to
M3 & M27



Prominent
Corner
Position



Circa 25 Parking Spaces Plus
Loading and Yard Areas with
Concrete Hardstanding



Internal Eaves
Heights
Approx. 5.2M

CHANDLERS
FORD

HAMPSHIRE

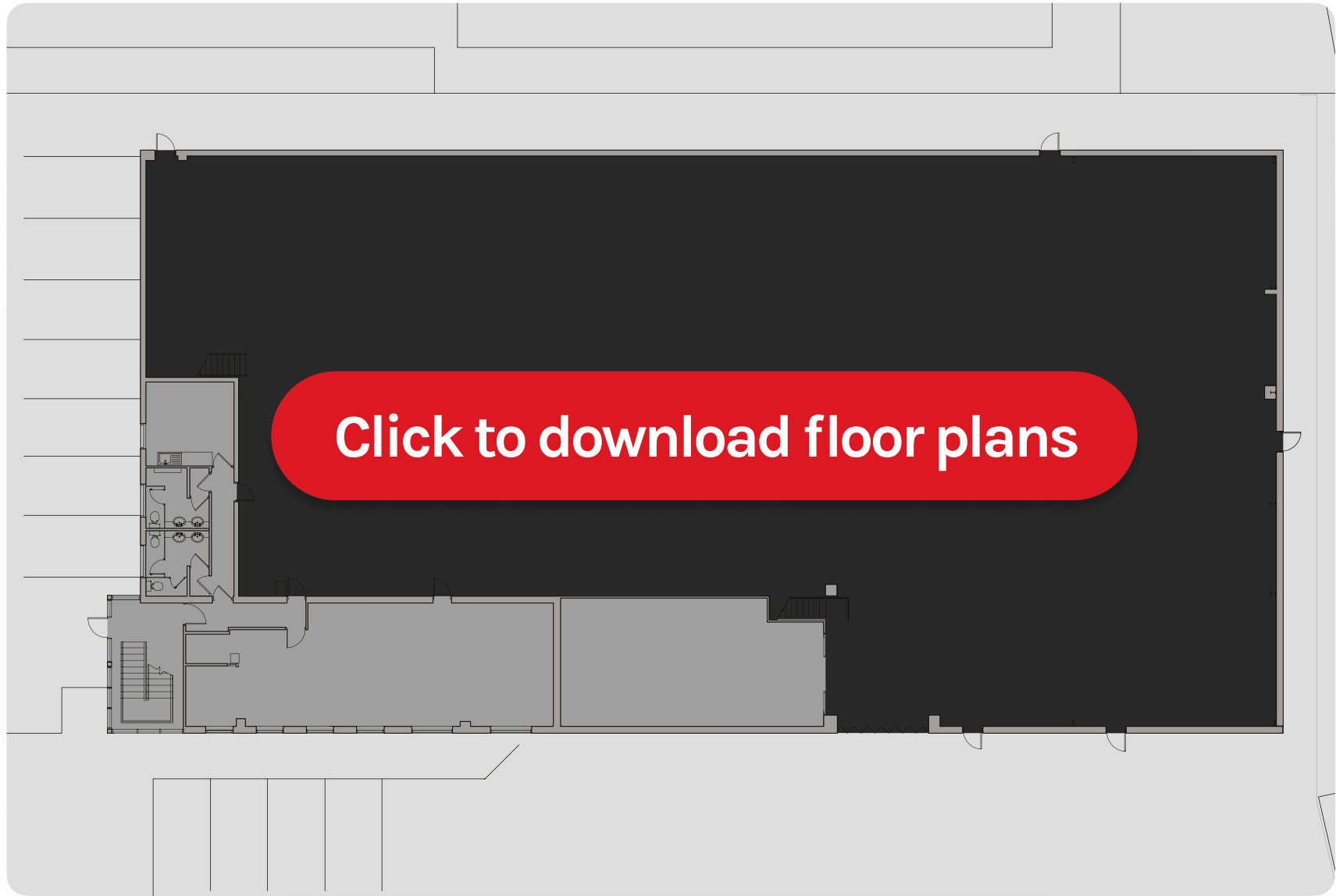
S053 4YN

UNIT A SCHOOL LANE

Description

The property comprises a detached steel portal frame industrial building incorporating two storey office accommodation, external parking and yard/ loading areas.

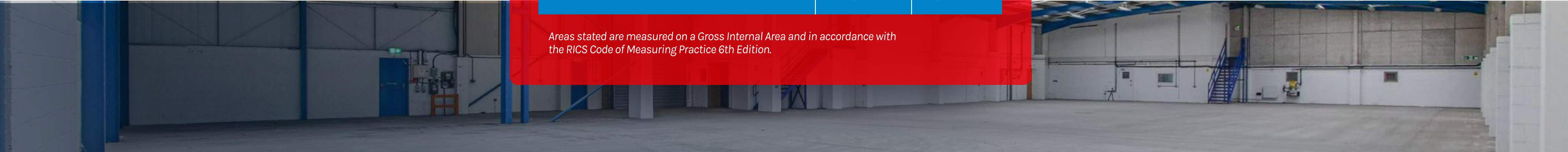
There is a double glazed, double height atrium staircase attached to the front of the property providing the main entrance foyer. The office accommodation has been extended within the main building at first floor level using additional mezzanine floors.



Accommodation

	sq ft	sq m
Ground floor comprising warehouse, canteen, WC's and staff facilities	14,308	1,329.21
First floor offices and WC	1,995	185.34
Total	16,303	1,514.55

Areas stated are measured on a Gross Internal Area and in accordance with the RICS Code of Measuring Practice 6th Edition.





WINCHESTER



M3 J12

M3

J13

SOUTHAMPTON
PORTSMOUTH



SELWOOD

BRICKFIELD LANE

VES

BOURNEMOUTH ROAD

M27 J4
LEIGH ROAD

HENDY FORD

COOPER VISION

COOPER VISION

COOPER VISION

OK INTERNATIONAL

SCHOOL LANE

UNIT A

PAUL DAVIS

BRITISH
PEPPER
& SPICE

UNIT A SCHOOL LANE

Location

The subject property is located to the eastern side of School Lane at the junction of School Lane and Eagle Close within the Chandlers Ford Industrial Estate.

Chandlers Ford Industrial Estate is situated to the north of Southampton. The park has fast access to the M3 (J12 and J13) & M27 (J4) providing links to the M25, A34, Port of Southampton, Southampton Airport and Parkway train station, offering excellent connections to the UK and Europe.



TRAVEL

Landmarks and
Distances Along
UK Travel Routes

CLOSEST

FARTHEST



M3 J13

1.5 miles



M3 J12

2.3 miles



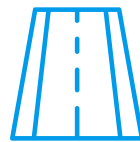
Parkway
Railway
Station

3.1 miles



Southampton
Airport

3.2 miles



M27 J4

6.5 miles



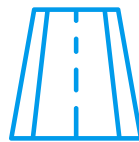
Port of
Southampton

7.0 miles



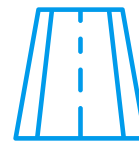
Portsmouth

21.6 miles



M4 J13

38.5 miles



M25 J12

51.8 miles



London

76.2 miles

Planning

It is understood to be B1 and B8. It is believed the property has scope for a wide variety of uses including trade counter, quasi retail, showroom. gym amongst others (STP)

Rates

Rateable Value £ 29,250

EPC

Asset Rating - D (96)

Terms

The rent is available on application and is exclusive of rates, VAT (if applicable) and all other outgoings.

Viewing

To view and for further information, contact the sole Agents.



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