



**bdt**

**FOR SALE**



## **Unit 3 Speedwell Close**

Chandler's Ford, Eastleigh, SO53 4BT

### **Business Unit**

**4,540 sq ft**  
(421.78 sq m)

- Part air-conditioning
- Gas fired central heating
- Range of open plan & private offices
- Roller shutter loading door 2.79m (w) x 2.3m (h)
- Minimum eaves of 4.28m rising to a maximum haunch of 4.75m.
- Private parking and loading area
- Full height warehouse area

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# Unit 3 Speedwell Close, Chandler's Ford, Eastleigh, SO53 4BT

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 4,540 sq ft                        |
| Price          | £650,000                           |
| Rateable Value | £43,750                            |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D (97)                             |

## Description

Unit 3 Speedwell Close comprises a detached business unit of steel portal frame with part brick and part profiled steel clad elevations, all under a pitched roof. The ground floor provides a reception area plus a range of private and open plan offices at the front of the building, with a selection of workshops/stores and full height warehouse towards the rear. The first floor mezzanine provides a selection of office space plus useful eaves storage and kitchenette facilities.

Amenities within the building include part air-conditioning, gas fired central heating to radiators, a range of floor coverings, suspended ceilings incorporating fluorescent strip lights with diffusers, male, female and disabled WC's, roller shutter loading door 2.79m (w) x 2.3m (h), with a minimum eaves of 4.28m rising to a maximum haunch of 4.75m. Externally, the property benefits from a private parking and loading area.

## Location

Speedwell Close is located on the long established Chandler's Ford Industrial Estate with easy access via Mayflower Close to School Lane, the main spine road serving the estate. Chandler's Ford is situated approximately 6 miles to the north of Southampton which is a major regional port and commercial hub and 8 miles to the south of Winchester. Approximately 3 miles distant is Junction 5 of the M27, which is the main arterial link between Southampton and Portsmouth plus provides access to the West Country. Junctions 12 and 13 of the M3 are less than 2 miles away and the local train station is approximately 0.7 miles away.

## Accommodation

We can confirm the following gross internal areas:

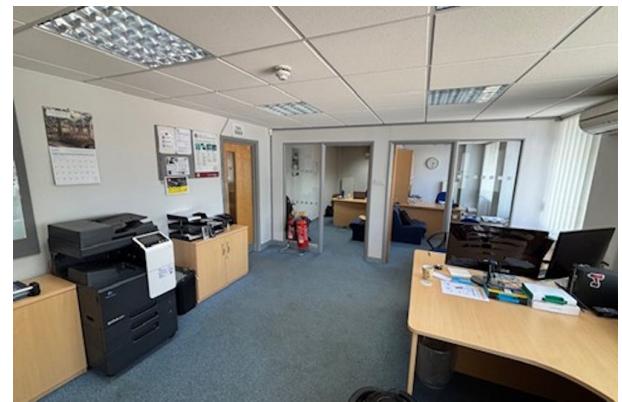
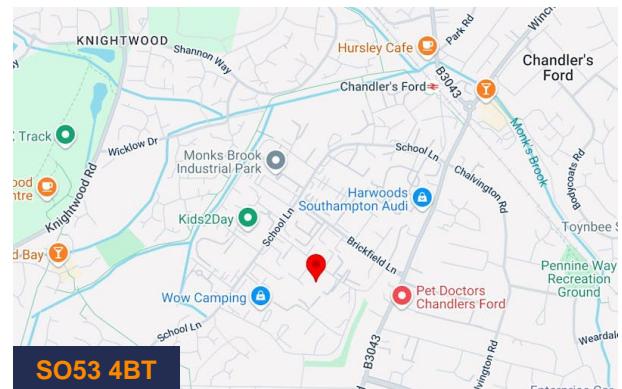
| Name                                    | sq ft        | sq m          | Availability |
|---|--------------|---------------|--------------|
| Ground - Offices, Workshops & Warehouse | 3,078        | 285.96        | Available    |
| 1st - Mezzanine offices                 | 1,462        | 135.82        | Available    |
| <b>Total</b>                            | <b>4,540</b> | <b>421.78</b> |              |

## What 3 Words

///spring.slam.forum

## Terms

Freehold interest is available.



## Viewing & Further Information



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