

# CHALCROFT BUSINESS PARK

9,955 SQ FT - 30,400 SQ FT  
CLOSE TO J7,M27

Two Industrial/ Warehouse Units undergoing  
a comprehensive refurbishment

BURNETTS LANE, WEST END  
SOUTHAMPTON, SO30 2PA

[whatthreewords///click for location///flies.owls.march](#)

## WHY CHALCROFT BUSINESS PARK?

Chalcroft Business Park is situated on a 50 acre (20 ha) approx. site situated 2.9 miles north of Junction 7 of the M27 motorway and 2 miles to the north of Hedge End commercial centre. The business park adjoins One Horton Heath - a 310 acre mixed residential and commercial development.

Chalcroft Business Park benefits from full access via a new relief road providing a modern standard highway connecting to Tollbar Way. Chalcroft Business Park provides 22 separate units ranging from 1,000 sq ft to 35,000 sq ft with a total floor area of circa 265,000 sq ft.



EXCELLENT ACCESSIBILITY CLOSE TO MOTORWAY NETWORK



SOLAR POWERED ENERGY



TAILGATE & LEVEL ACCESS LOADING



24/7 HOURS OF USE



24/7 SECURITY



LANDSCAPED ENVIRONMENT

# AVAILABLE Q1, 2024

Two newly refurbished units



5.5M RISING TO 9.2M TO  
NORTH LIGHT



LARGE LOADING APRON



TAILGATE & LEVEL ACCESS  
LOADING



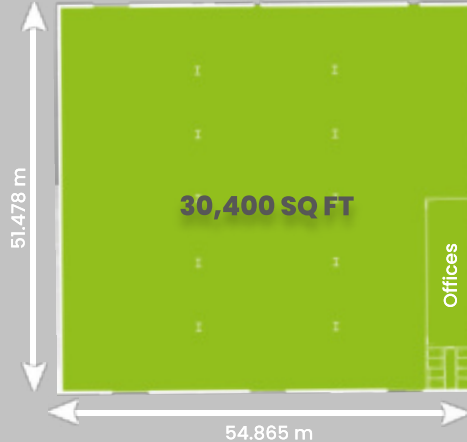
NEW INSULATED ELECTRIC  
LOADING DOORS



NEW INSULATED ROOF  
CLADDING 10% ROOFLIGHTS



NEW OFFICES WITH LED  
LIGHTING



## UNIT 6

- 3 x tailgate canopy
- 1 x level access loading door



## UNIT 7

- 2 x tailgate canopy
- 1 x level access loading door

SCHEDULE OF ACCOMMODATION	SQ M	SQ FT
Unit 6	2,824 SQ M	30,400 SQ FT
Unit 7	925 SQ M	9,955 SQ FT
<b>Total</b>	<b>3,749 SQ M</b>	<b>40,355 SQ FT</b>



Port of Portsmouth

J7/M27

Ageas Bowl

West End

Southampton

Port of Southampton

Hedge End  
Commercial District

B&Q McDonald's next

Wickes Currys PC World

Sainsbury's dpd

DECEMBER

UNIT 6

UNIT 7

## THE PERFECT LOCATION

Chalcroft Business Park is only a 7 minute drive from Hedge End's thriving commercial district. A popular commercial and logistics location.

CHALCROFT  
BUSINESS  
PARK



# CHALCROFT BUSINESS PARK



Destination By Car	Distance	Time
M27	2 miles	7 minutes
Southampton	7 miles	16 minutes
A31	15 miles	16 minutes
Bournemouth	38 miles	40 minutes
Poole	43 miles	50 minutes

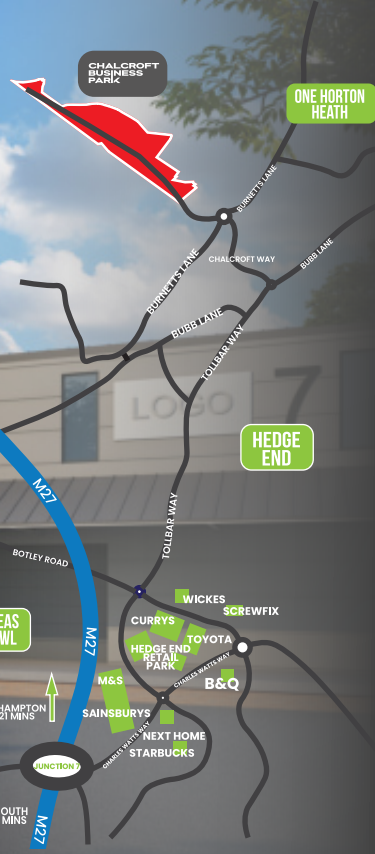
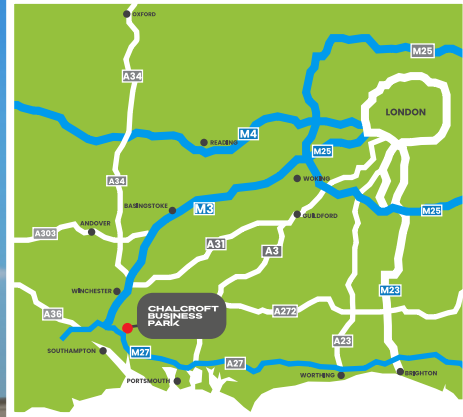


Destination Ports	Distance	Time
Southampton	7 miles	18 minutes
Portsmouth	17 miles	20 minutes
Poole	44 miles	55 minutes
Bristol	106 miles	1.5 hours



Destination Airports	Distance	Time
Southampton	6 miles	14 minutes
Bournemouth	36 miles	35 minutes
London Heathrow	59 miles	1 hours
London Gatwick	77 miles	1.5 hours
Bristol	109 miles	2 hours

\*google maps data



# CHALCROFT BUSINESS PARK

**TERMS** – Unit 6 & 7 are available to lease on terms to be agreed.

**RENT** – On application

**EPC** – Targeting A +

**SERVICE CHARGE** – A service charge is payable towards maintenance and upkeep of the estate and 24/7 security. Further information on request.

MORE INFORMATION AVAILABLE  
THROUGH THE MARKETING AGENT:



**Adrian Whitfield**

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