

To Let

- Eaves of up to 5.87m
- 8 Car Parking Spaces
- Newly Refurbished
- Popular Industrial Location




Keygrove
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Modern Industrial Unit
3,779 sq ft (351.07 sq m)

Unit J, Eagle Close, Chandlers Ford, Eastleigh, SO53 4NF

Description

The property comprises an end of terrace industrial warehouse with ground floor reception and first floor office. The office is open plan with electric wall heaters. The property has been recently redecorated including a new epoxy resin floor. The eaves are 5.87m to ridge and 4.14m under haunch. There is 3 phase power to the warehouse, an electric roller shutter door (3.6m high x 3.6m wide approx.)

There are staff WC's at ground floor level.

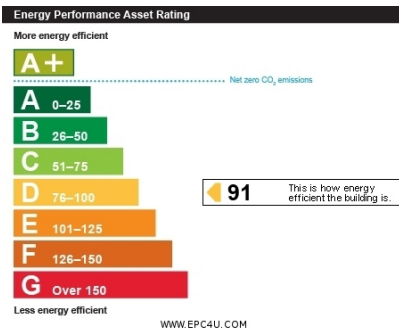
There are 8 car parking spaces.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor	3,523	327.29
First Floor	345	32.05
Total	3,779	351.07

Energy Performance Certificate

EPC rating D91. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £49,200 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £37,000. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

Chandlers Ford Industrial Estate is a popular industrial and office location to the north of Southampton approximately 2 miles from the M3 Junction 13 and 3 miles from the M27 Junction 5. Warrior Park is accessed from School Lane, the main road through the estate, via Eagle Close or Mayflower Close. Southampton Airport and Southampton Parkway Railway Station are both approximately 3.5 miles away.

For all enquiries:

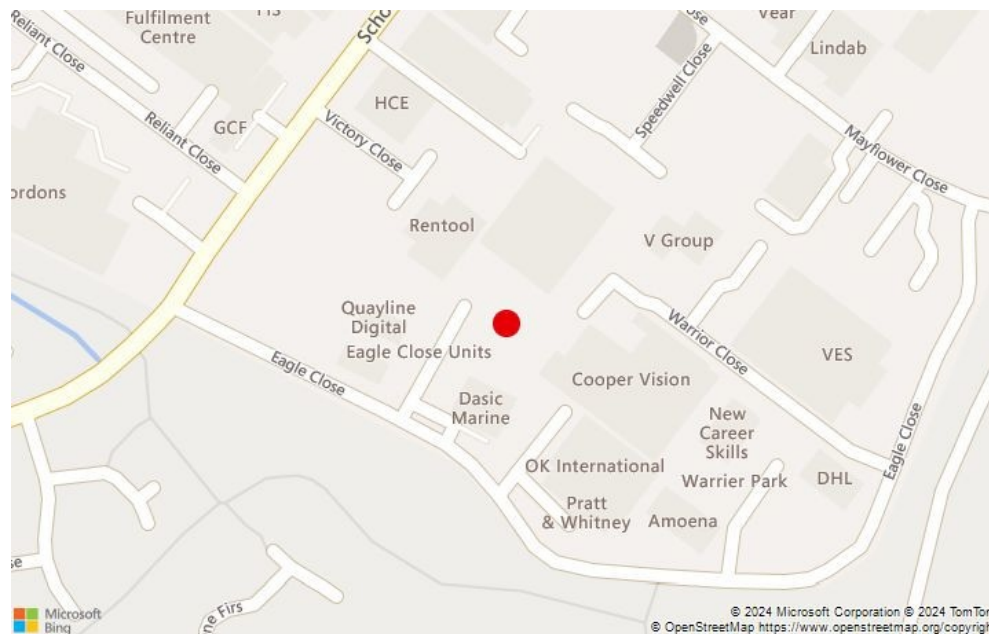
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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