

TO LET

Fully Refurbished Industrial /
Warehouse Units

Chalcroft Business Park, Burnetts Lane, West End, Southampton, Hampshire, SO30 2PA

Key Features

- Total Gross Internal Area – 9,955 sq.ft – 34,500 sq.ft
- 24/7 Access & Security
- Excellent Accessibility
- Close to Junction 7, M27
- Insulated Electric Loading Doors
- On-site Parking
- On-site Manager



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

Chalcroft Business Park occupies a prominent position to the northeast of Southampton, conveniently situated between West End and Horton Heath. Just 2.5 miles north of Junction 7 of the M27, and benefiting from dedicated motorway signage, its strategic location offers exceptional connectivity across the South Coast and beyond.

Southampton itself is a major commercial and logistics hub, providing excellent transport links by road, rail, sea (Southampton Docks), and air (Southampton Airport Parkway). The park's proximity to the M27 also places Portsmouth just 22 miles away and London approximately 70 miles to the northeast.

Description

Chalcroft Business Park comprises a diverse range of industrial spaces designed to accommodate businesses of all sizes. With 28 units ranging from 236 sq.ft to 35,081 sq.ft, the park offers flexible accommodation tailored to meet a variety of operational needs.

Units 6, 10 and 11 provide newly reclad, fully refurbished logistics spaces within a secure 24/7 site, set in a uniquely landscaped environment that blends functionality with natural surroundings. Surrounded by greenery yet close to Southampton's commercial hub, Chalcroft Business Park offers the perfect balance between productivity and wellbeing.

Accommodation

Floor Areas	Sq Ft	Sq M
Unit 6	30,400	2,824
Unit 10	34,500	3,205.15
Unit 11	34,500	3,205.15

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

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What3words: **blues.shapes.image**

Terms

Available by way of a new full repairing and insuring lease on terms to be agreed.

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

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

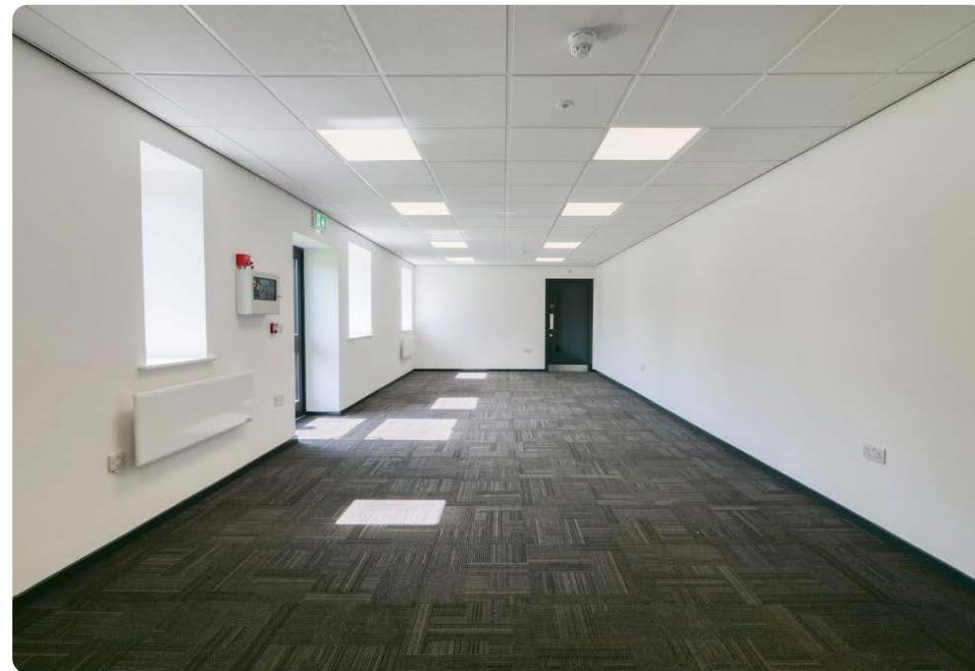
EPC

Asset Rating

A

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the agent:

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