



Rolwey House, Unit 2 School Close, Chandler's Ford S053 4BY

**TO LET
FOR SALE**

Detached Industrial Unit/Workshop

**16,697 Sq Ft
(1,551 Sq M)**

Rolwey House, Unit 2 School Close, Chandler's Ford S053 4BY

DESCRIPTION

Rolwey House comprises a detached industrial unit of steel frame construction with lower brick and upper corrugated cladding elevations under pitched roofs plus a two-storey office block under a flat roof. Amenities within the building include mainly open plan industrial space, and good quality offices provide a ground floor reception area plus a range of private and open plan suites over two floors. Externally the property benefits from a fenced and gated side yard which provides access to the loading doors and some car parking.

- ✓ Good Access to Motorway Network
- ✓ Well Fitted, Air Conditioned Two-Storey Offices
- ✓ 30kw Solar PV Installation generating up to 30,000 kWh
- ✓ 2x Loading Doors
- ✓ 3 Phase Power
- ✓ WC & Kitchen Facilities



LOCATION

Located on School Close which benefits from direct access off School Lane, the primary throughfare on the long-established Chandlers Ford Industrial Estate. Chandlers Ford, a prosperous commuter town is located approximately 6 miles to the north of Southampton, a major regional commercial hub and port, and 8 miles to the south of Winchester.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Workshop & Ancillary Areas	13,832	1,285
FF Offices, Ancillaries & Storage	3,538	329
Total	16,697	1,551

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

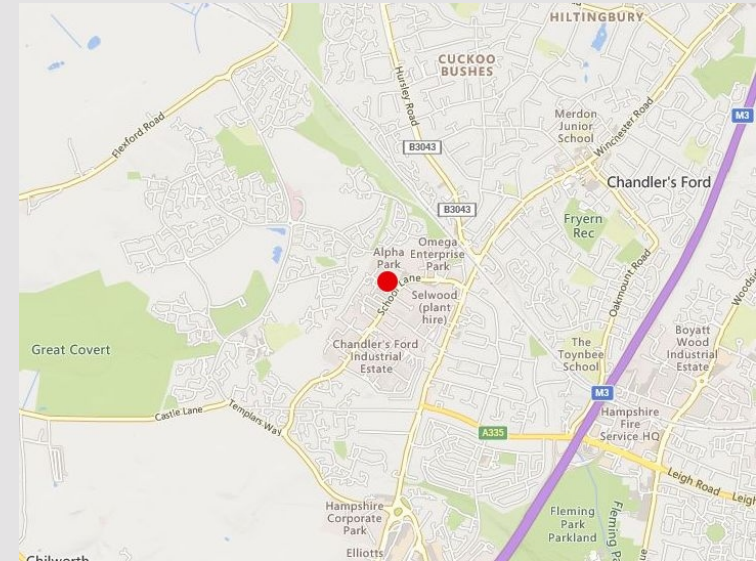
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available to let at an annual rent of £135,000 on a new Full Repairing and Insuring Lease and terms to be agreed. Available for sale at £1,800,000.

EPC The Energy Performance Asset Rating is D (86).



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Regulated by RICS 28-Oct-2025

VIEWING & FURTHER INFORMATION

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