



Unit 10 Brickfield Trading Estate, Brickfield Lane, Eastleigh SO53 4DR

TO LET

Industrial/Warehouse Unit

**2,255 Sq Ft
(209 Sq M)**

Unit 10 Brickfield Trading Estate, Brickfield Lane, Eastleigh SO53 4DR

DESCRIPTION

The property comprises a mid terrace warehouse unit of blockwork construction with brick cladding beneath a pitched roof. Internally the unit is fitted with a warehouse/storage area which is accessed via a roller shutter loading door. The remaining part comprises a mixture of office, kitchenette and WC facilities. Externally there is a good sized loading area and allocated car parking.

- ✓ Recently refurbished
- ✓ Loading door 3.26m (w) x 3.9m (h)
- ✓ First floor office
- ✓ Suspended ceiling & recessed lighting
- ✓ WC's & Kitchen

LOCATION

The development is situated in a prominent position on Brickfield Lane, off the B3043 Bournemouth Road, one of the main entrances to the Chandlers Ford Industrial Estate. The Estate is one of the principle commercial centres in the area where both national and international companies are located. Road communications are excellent with easy access to J13/M3 (and J5/M27).

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Workshop	1,562	145
First Floor Office	693	64
Total	2,255	209

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

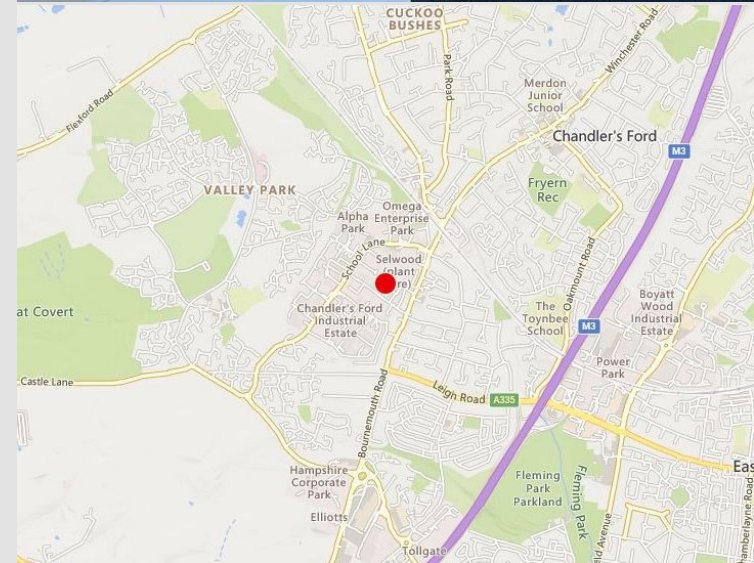
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a new Full Repairing and Insuring Lease on terms to be agreed. Rent is £30,000 per annum.

EPC

The Energy Performance Asset Rating is B (50).



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Regulated by RICS 07-May-2026

VIEWING & FURTHER INFORMATION

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