

Former Retail / Warehouse Premises

SCHOOL LANE, CHANDLERS FORD, EASTLEIGH, SO53 4DG

FOR SALE OR TO LEASE



Ample car
Parking



Close to
M27 & M3



Highly visible off
School Lane



Showroom,
offices & stores



Good turning
and reversing
facilities



Glazed
entrance
lobby



37,293 sq ft
(3,464 sq m)*
on 1.37 Acres

A unique opportunity to acquire the freehold of this highly prominent building, fronting the busy School Lane, adjacent to Omega Business Park in Chandlers Ford.

It boasts good connections to the M27 (J4 and J5), M3 (J12 and J13) and further afield. Southampton Airport, Parkway Train Station and Southampton Docks are all in close proximity.



FRAME

Steel portal frame bays with profiled sheet steel over cladding to the roof slopes.



OFFICES

Glazed first floor offices with central heating.



ROLLER SHUTTER DOORS

Steel roller shutter doors to east and rear lower ground floor elevations.



ENTRANCE

Glazed entrance lobby to the front together with glazed pedestrian doors to the rear.



EAVES HEIGHT

The minimum eaves height is 3.28 metres rising to 5.89 metres at the apex.



STORAGE

Level loading door access to lower ground floor storage area / facility.

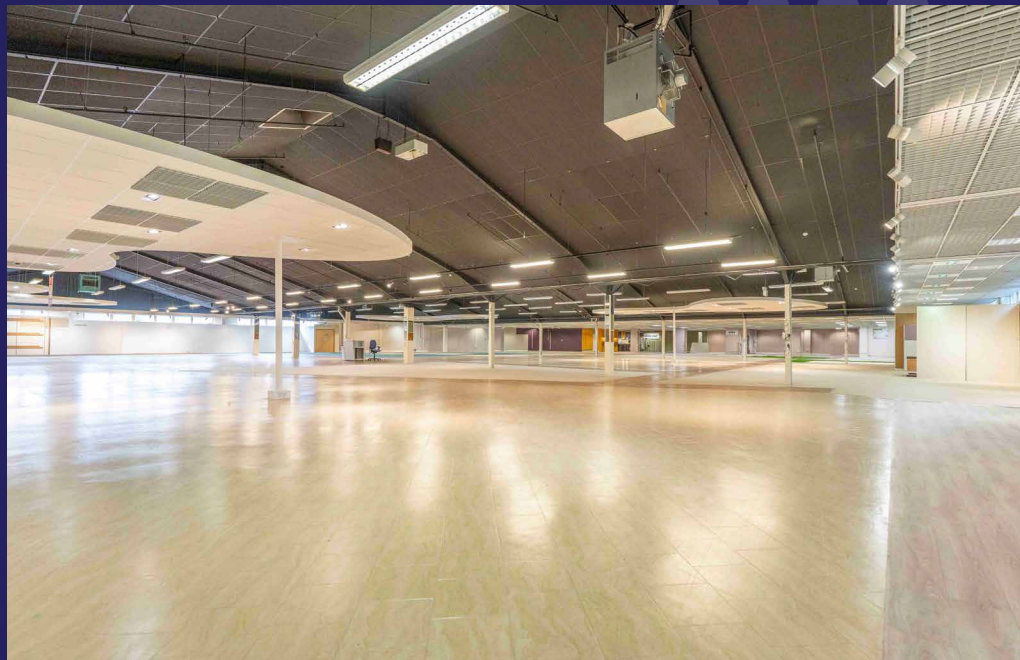
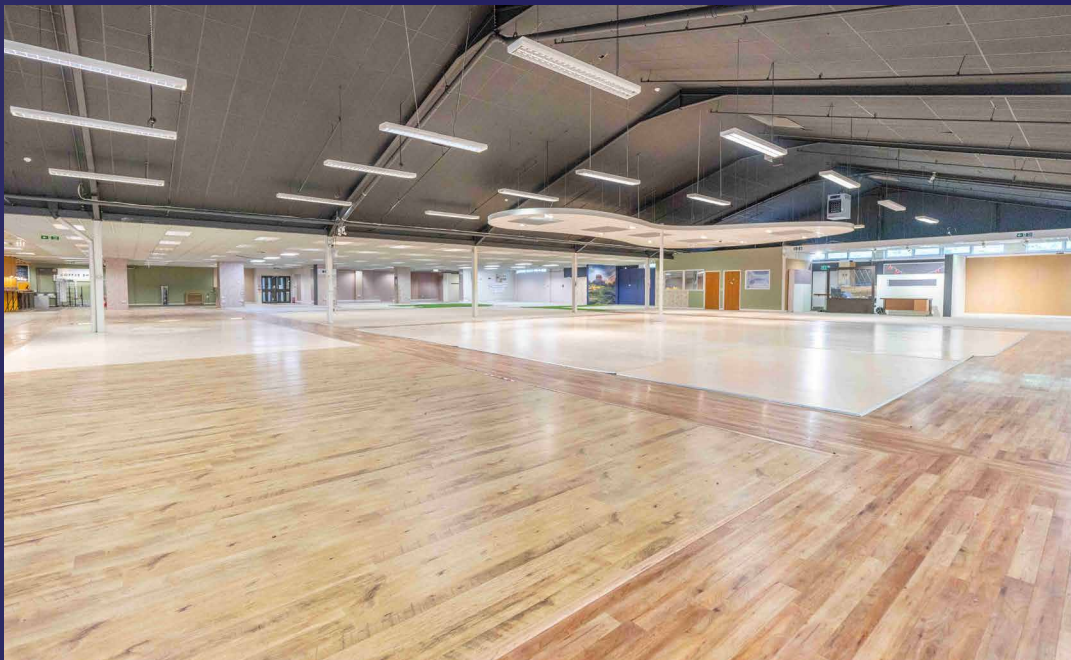
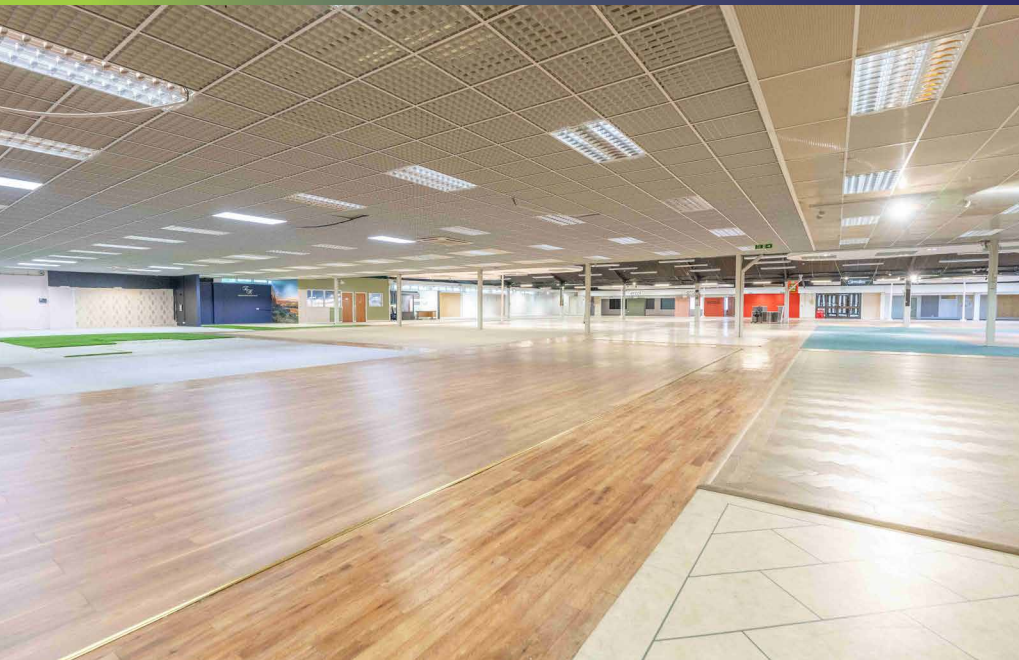


Schedule of Accommodation

	SQ FT	SQ M
First Floor	2,096	194
Ground Floor	31,094	2,888
Lower Ground Floor	4,103	381
TOTAL	37,293	3,464

All floor areas are quoted based on a gross internal measurement in accordance with the RICS code of measuring practices.

Floor plan for illustrative purposes only, not to scale.



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Car	Drive Times		
M3	1.5 miles	4 mins	
M27 (J3)	3 miles	5 mins	
A34	9 miles	17 mins	
Southampton	5 miles	15 mins	
Portsmouth	21 miles	29 mins	

Train	From Changers Ford Station		
Southampton	28 mins		
Winchester	36 mins		
London Waterloo	1hr 45 mins		

Plane	Drive Times		
Southampton	10 mins		
Bournemouth	38 mins		
Gatwick	1hr 37 mins		

04 FURTHER INFORMATION

TERMS:

The freehold is available to purchase at a price of £2,000,000 exclusive.

EPC:

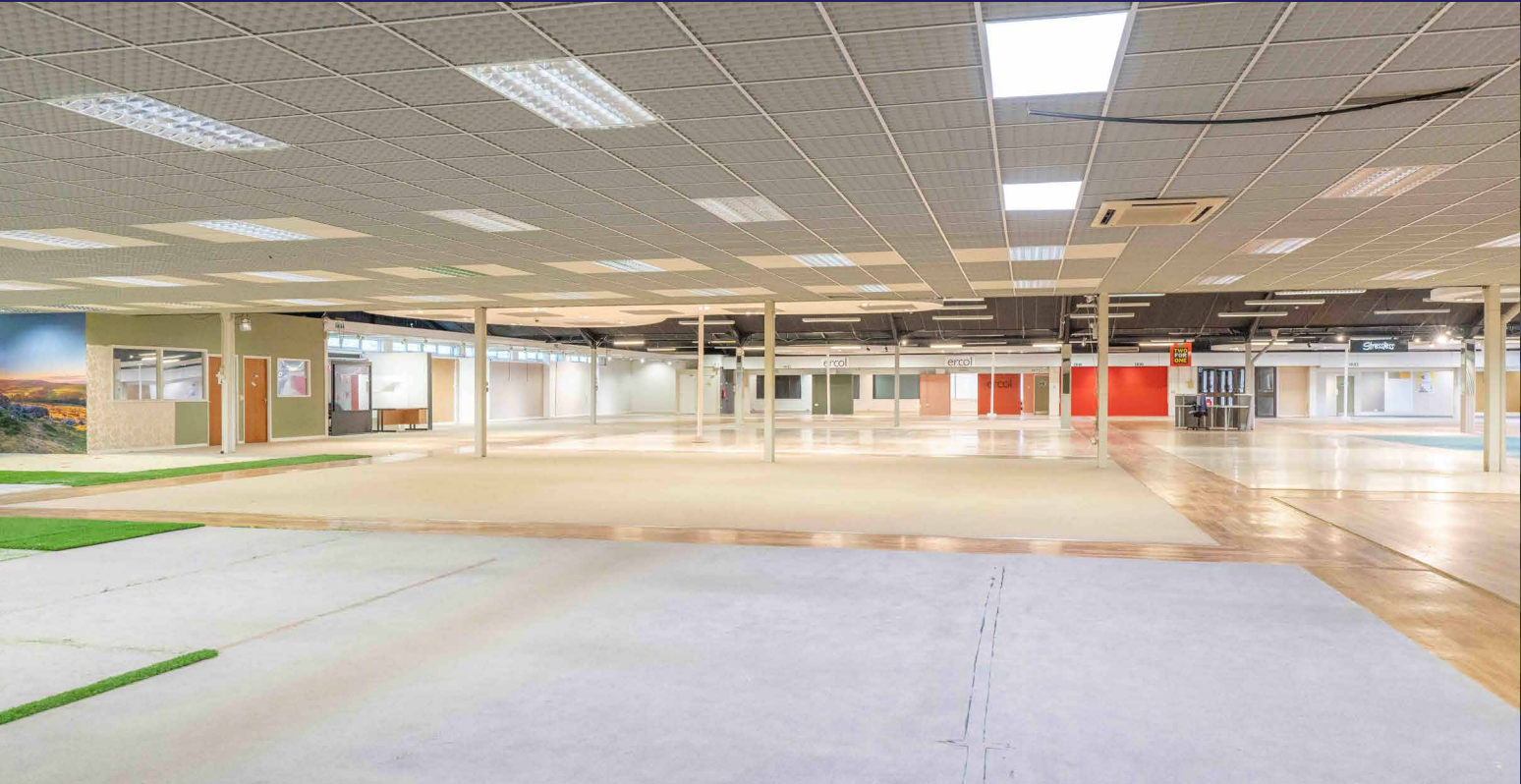
The Energy Performance Rating is B.

RATEABLE VALUE:

According to enquiries of the VOA (www.voa.gov.uk), the rateable value is £211,000. Occupiers are advised to verify this figure for their own satisfaction.

LEGAL COSTS:

Each party is to be responsible for their own legal expenses.



Viewing & General Enquiries

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