

TO LET

Detached Light Industrial Unit With
Secure Yard

**1 Mayflower Close,
Eastleigh, Hampshire,
SO53 4AR**

Key Features

- Gross Internal Area – 4,513 sq.ft (419.25 sq.m)
- Central Location
- Excellent Yard and Parking
- Newly Refurbished
- Easy Access to the M3/M27
- Within an Established Industrial Estate
- Guide Rent £65,000



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

Location

Chandlers Ford Industrial Estate is situated within close proximity to both junction 12 & 13 of the M3 & the M27 providing excellent motorway links to the south coast and beyond. Southampton is approximately 5 miles to the south.

Description

The property comprises a newly refurbished detached steel portal frame industrial/warehouse building which incorporates a mezzanine level to the rear, suitable for office or storage space. Negotiations about internal fit out can look to be agreed on a subjective basis, and can be tailor made to any specific user. Externally the property benefits from a generous and secure yard/parking area.



What3words: plans.pots.pinks

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £65,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Accommodation

Floor Areas	Sq Ft	Sq M
Warehouse	3,692	342.96
Mezzanine	821	76.29
Total Gross Internal Area	4,513	419.25

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



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

E (104)

Rateable Value

Rating

To be assessed

Source www.gov.uk/find-business-rates

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 sole agent:

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