

PRICE REDUCTION



## Unit 2 Speedwell Close

Chandler's Ford, SO53 4BT

### Business Unit

**5,545 sq ft**  
(515.15 sq m)

- Range of offices, stores & showroom
- Entry phone / security / fire alarms
- 3 phase power
- Loading door 3.58 m (w) x 3.95 (h)
- Private parking and loading
- Part air-conditioning
- **RARE FREEHOLD OPPORTUNITY**

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## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 5,545 sq ft                        |
| Price          | £675,000                           |
| Rateable Value | £52,500                            |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | B (28)                             |

## Description

Unit 2 Speedwell Close comprises a detached business unit of steel portal frame construction with brick elevations all under a pitched roof. The ground floor provides a reception lobby, 2 private offices plus a generally open plan warehouse / showroom / preparation area, accessed through a pedestrian doorway plus loading door. The 1st floor mezzanine provides a range of storage, kitchen, meeting room plus offices.

Amenities within the building include an entry phone system, part carpeting, part laminate flooring and part concrete flooring, gas central heating to radiators in the offices, part air-conditioning, suspended ceilings incorporating fluorescent strip lights, double glazed windows to the offices plus a loading door 3.58 m (w) x 3.95 m (h). The unit also benefits from a 3 phase power supply, a minimum height in the rear showroom of 2.22 m plus security and fire alarm systems.

Externally, the property benefits from a private parking and loading area, a small proportion of which is presently taken up by a storage building which also provides an additional pedestrian access into the warehouse.

## Location

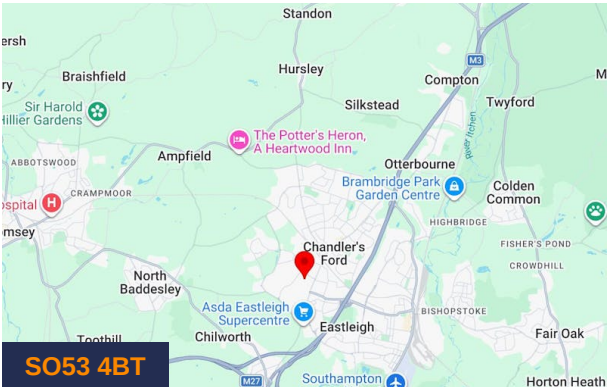
Speedwell Close is located on the long-established Chandler's Ford Industrial Estate with easy access via Mayflower Close to School Lane, the main spine road serving the estate. Chandler's Ford is situated approximately 6 miles to the north of Southampton which is a major regional port and commercial hub and 8 miles to the south of Winchester. Approximately 3 miles distant is Junction 5 of the M27 which is the main arterial link between Southampton and Portsmouth plus provides access to the West Country. Junctions 12 and 13 of the M3 are less than 2 miles away and the local train station is approximately 0.7 miles away.

## What 3 Words

///stars.taker.flight

## Terms

The freehold interest is available with vacant possession.



## Viewing & Further Information



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