



Unit 12 Brickfield Trading Estate, Brickfield Lane, Chandlers Ford S053 4DR

TO LET

End Of Terrace Warehouse With Offices

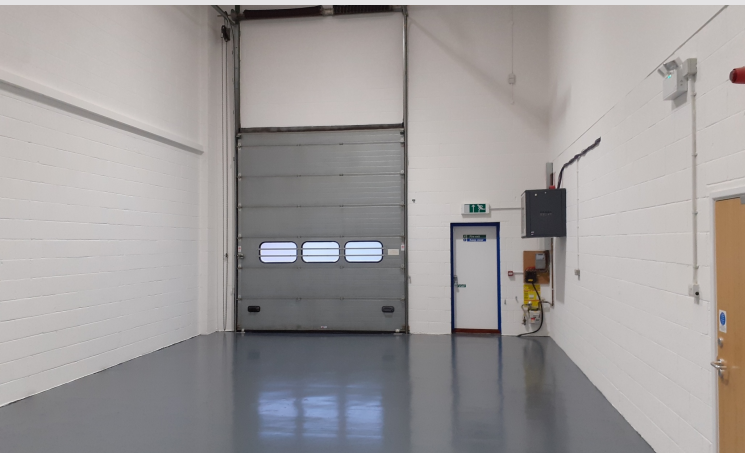
2,291 Sq Ft
(213 Sq M)

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DESCRIPTION

The property comprises an end of 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 over two floors. Air conditioning has recently been installed in the unit. Externally there is a good sized loading area and allocated car parking.

- ✓ **First Floor Offices**
- ✓ **Minimum Eaves Height of 6.11m**
- ✓ **Electric Loading Door W 3.27m x H 3.8m**
- ✓ **Allocated Parking**
- ✓ **To Be Refurbished**
- ✓ ***Photos From 2021***



LOCATION

The property is situated on the Chandlers Ford Industrial Estate, to the west of J12 and J13 of the M3 motorway and close to J5 of the M27.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	1,603	149
First Floor Office	688	64
Total	2,291	213

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

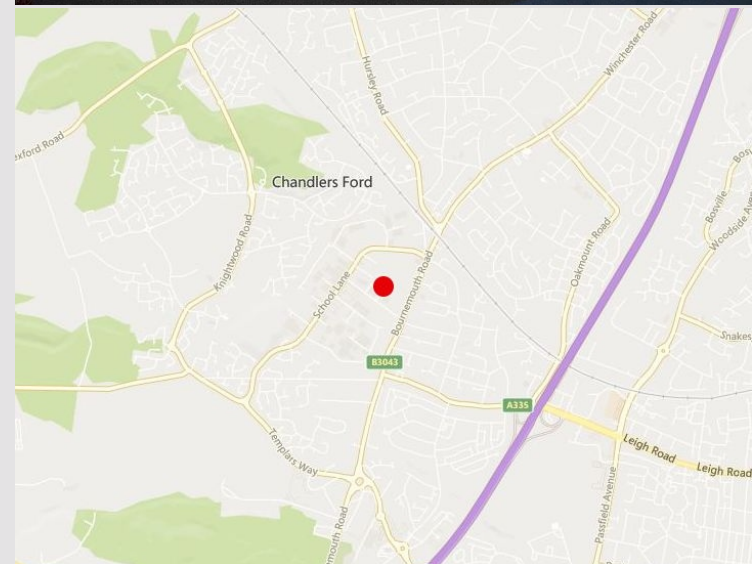
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new Full Repairing and Insuring lease for a term to be agreed. Rent is £30,000 per annum.

EPC

The Energy Performance Asset Rating is C (61).



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Regulated by RICS 08-Sep-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Luke Mort
07591 384236
lmort@lsh.co.uk

Dan Rawlings
07702 809192
drawlings@lsh.co.uk

Kenan Rowles
07709 502222
krowles@lsh.co.uk