



Unit 15 Brickfield Trading Estate, Brickfield Lane, Chandlers Ford S053 4DR

TO LET

End Of Terrace Warehouse With Offices

3,135 Sq Ft
(291 Sq M)

Unit 15 Brickfield Trading Estate, Brickfield Lane, Chandlers Ford S053 4DR

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. Externally there is a good sized loading area and allocated car parking.

- ✓ **First Floor Offices**
- ✓ **Minimum Eaves Height 5.2m**
- ✓ **Roller Shutter Door W 3.27m x H 4.51m**
- ✓ **Allocated Parking**
- ✓ **To Be Refurbished**
- ✓ ***Photos From Previous Refurbishment***



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	2,091	194
First Floor Office/Storage	1,044	97
Total	3,135	291

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

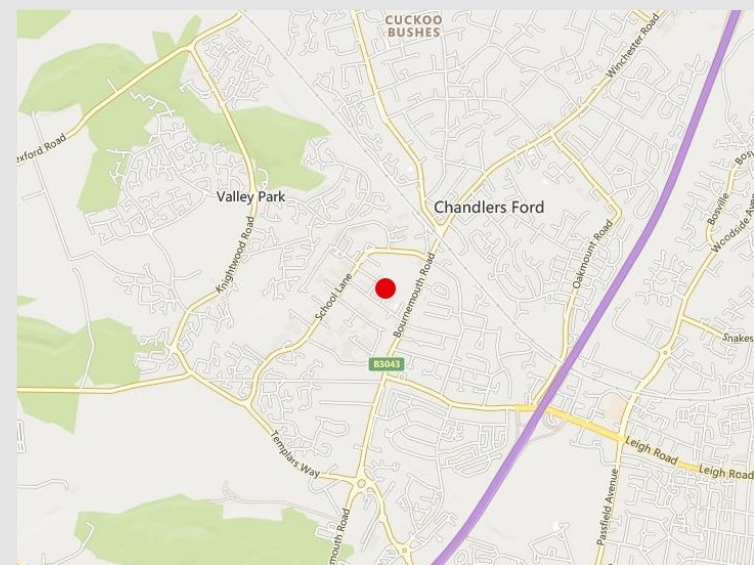
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new Full Repairing and Insuring lease for a term to be agreed. Rent is £43,000 per annum.

EPC

The Energy Performance Asset Rating is B (49).



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Regulated by RICS 17-Aug-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