

B7

chandlers ford hampshire SO53 4BZ

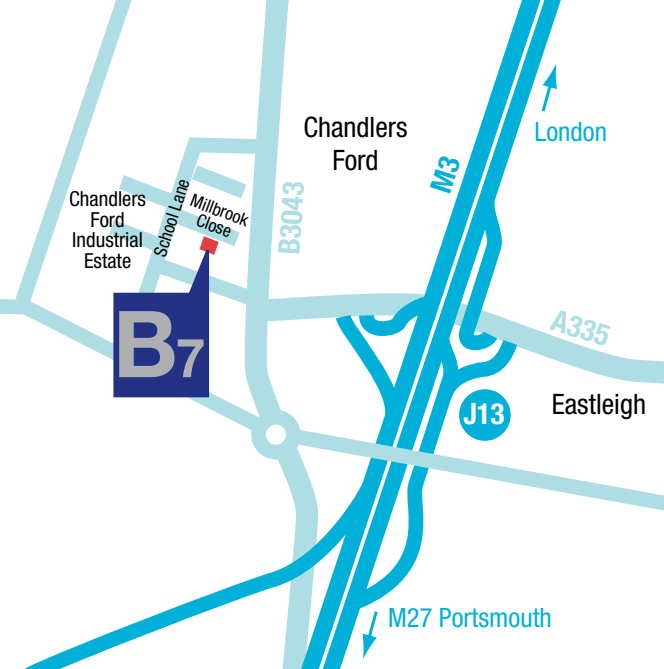
MILLBROOK CLOSE SCHOOL LANE



**Industrial/Warehouse Unit
7,675 sq ft including offices TO LET**



www.spi-chandlersford.com



Approximately 1.5 miles from J13 of the M3 and 2.5 miles from J5 of the M27, Chandlers Ford Estate is one of the premier estates in the Southampton area. Eastleigh Town Centre is approximately 1 mile to the East and Southampton Town Centre is approximately 5 miles to the south. The area benefits from excellent communications infrastructure and is well served with motorway, rail, shipping and airport facilities.



Photographs taken prior to current tenant's occupation.

Description

Unit B7 has been fully refurbished to an excellent standard and offers a steel portal frame warehouse/factory with new insulated profile metal sheet roof with 10% rooflights. Newly configured open plan offices at ground and first floor level and DDA compliant WC facilities.

Amenities

- 2 separate yard areas
- Loading door (w) 3.9m x (h) 4.3m
- Modern office accommodation with A/C and LED lighting
- First Floor Office accommodation (subject to building regulation approval)

Terms

New full repairing and insuring lease on terms to be agreed.

To arrange a viewing or for further information contact the joint agents.

HELLIER LANGSTON
 02382 022 111
www.hlp.co.uk

Matt Poppett: matt@hlp.co.uk
Jason Webb: jason@hlp.co.uk

CBRE
 023 8033 8811
www.cbre.co.uk

Nick Tutton: nick.tutton@cbre.com
Oliver Sheriff: oliver.sherriff@cbre.com



Size

Factory / Warehouse	5,009 sq ft	465 sq m
Ground Floor Offices (incl WCs)	425 sq ft	39 sq m
First Floor Offices	2,241 sq ft	209 sq m
TOTAL	7,675 sq ft	713 sq m

Unit B7
Millbrook Close
CHANDLER'S FORD
SO53 4BZ

Energy rating
B

Valid until: 30 July 2023
Certificate number: 8539-2524-4468-0370-8990

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

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