



Maple House, Mayflower Close, Chandlers Ford S053 4AR

FOR SALE

Detached Warehouse with Front
Forecourt

**9,164 Sq Ft
(851 Sq M)**

DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction with part brick/part profile clad elevation and a new profile sheet roof. Internally the unit provides a warehouse/storage area which is accessed via an electric roller shutter loading door. The remaining areas provide a mixture of purpose built food production space and office accommodation which is accessed via a separate personnel door. Externally there is a loading area and front forecourt parking.

- ✓ Roller shutter doors 3.24 (w) x 3m (h)
- ✓ Commercial gas supply
- ✓ First floor mezzanine
- ✓ 4.48m eaves height
- ✓ Three phase electricity

LOCATION

The property fronts Mayflower Close on the Chandlers Ford Industrial Estate, to the west of J12 and J13 of the M3 motorway and close to J5 of the M27. Eastleigh town centre, Southampton International Airport and mainline railway station is approximately 2 miles to the east of J13 and Southampton city centre/docks is approximately 5 miles to the south.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Warehouse	6,681	621
GF Production/Offices	1,281	119
FF Mezzanine	1,202	112
Total	9,164	851

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

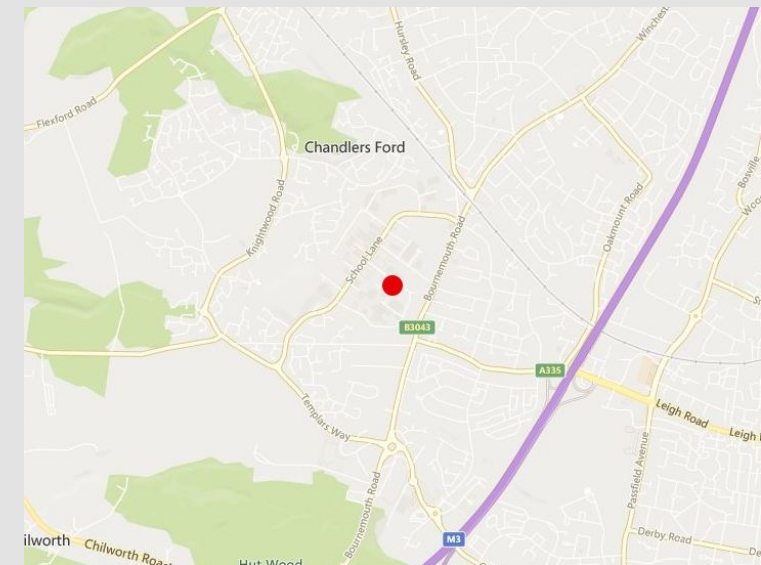
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

£1,150,000 for the freehold interest which is offered with vacant possession.

EPC

The Energy Performance Asset Rating is C55.



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VIEWING & FURTHER INFORMATION

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