



Unit 8 Brickfield Trading Estate, Brickfield Lane, Chandler's Ford S053 4DR

TO LET

**MID-TERRACE WAREHOUSE WITH
OFFICES**

**3,092 Sq Ft
(287 Sq M)**

Unit 8 Brickfield Trading Estate, Brickfield Lane, Chandler's Ford S053 4DR

DESCRIPTION

The property comprises a mid-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 mezzanine storage, office, kitchenette and WC facilities over two floors. Externally there is a good sized loading area and allocated car parking.

- ✓ **First Floor Offices**
- ✓ **WC's and Kitchenette**
- ✓ **Gas Central Heating**
- ✓ **3 Phase Electrics**
- ✓ **Sectional Loading Door W- 3.27m H- 3.89m**

LOCATION

The development is situated in a prominent position on Brickfield Lane, off the B3043 Bournemouth Road, one of the main entrances to the Chandlers Ford Industrial Estate. The Estate is one of the principle commercial centres in the area where both national and international companies are located. Road communications are excellent with easy access to J13/M3 (and J5/M27).

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	1,600	149
First Floor	1,492	139
Total	3,092	287

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

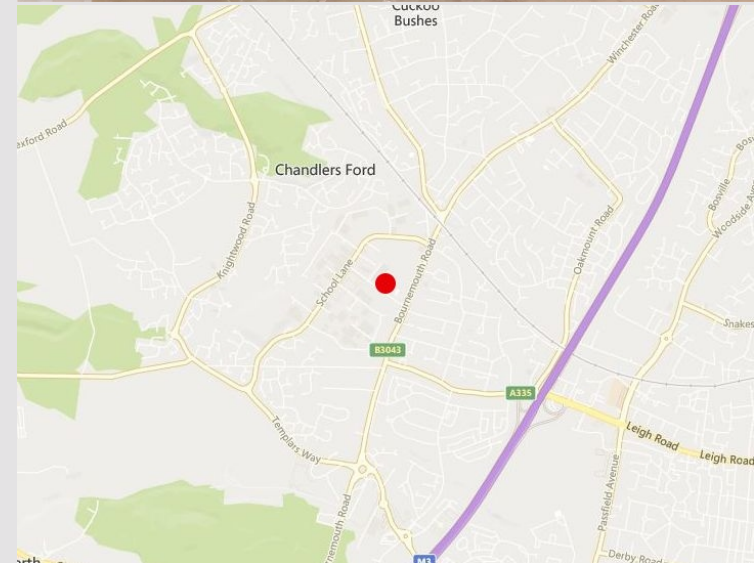
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The rent is £32,000 per annum and the premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

EPC report is available upon request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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