



Unit 7, Mayflower Close, Chandler's Ford S053 4AR

TO LET

Semi-Detached Office / Industrial Unit

2,454 - 5,288 Sq Ft
(228 - 491 Sq M)

DESCRIPTION

The property comprises a semi-detached two storey industrial/office space. The premises has a ground floor loading bay and roller shutter door along with allocated car parking spaces. Internally the property provides a combination of warehouse, workshop and office space to the ground floor, with further office space on the first floor.

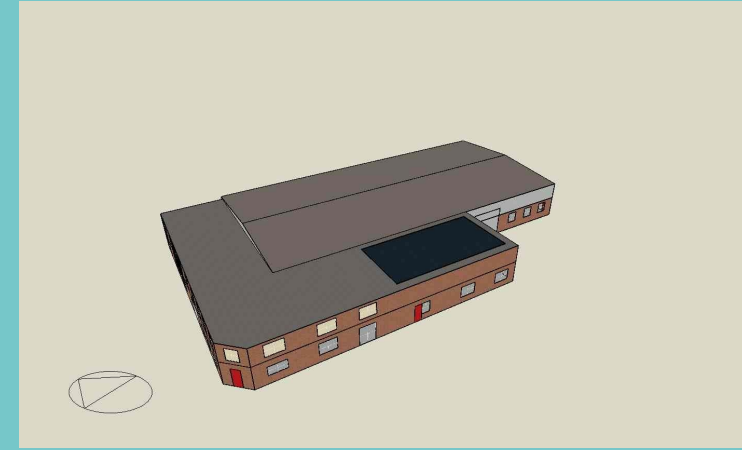
- ✓ Allocated Car Parking
- ✓ Ground Floor Loading Bay With Roller Shutter
- ✓ Excellent Transport Links To M3/M27
- ✓ Versatile Office Accommodation
- ✓ Self-Contained Air Conditioned 1st Floor Office Fitout

LOCATION

The property is situated in Mayflower Close, just off School Lane. The premises benefit from excellent transport communications via J13 of the M3 providing access to the wider national motorway network. Chandlers Ford train station is approx. 0.7 miles distance and Southampton Airport approx. 4 miles distance, by car.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	2,454	228
First Floor	2,834	263
Total	5,288	491



VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

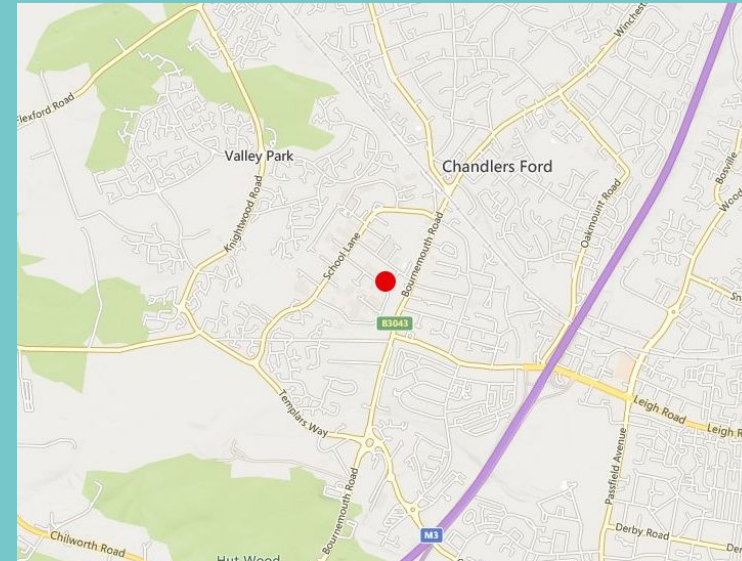
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

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

EPC

The Energy Performance Asset Rating is: B (39).



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