



Maple House, Mayflower Close, Chandlers Ford S053 4AR

TO LET

Detached Warehouse with Front
Forecourt

**7,962 Sq Ft
(740 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 warehouse space and office accommodation which is accessed via a separate personnel door. Externally there is a loading area and front forecourt parking.

- ✓ Roller Shutter Door 3.24 (w) x 3m (h)
- ✓ Commercial Gas Supply
- ✓ Three Phase Electricity
- ✓ 4.48m Eaves Height
- ✓ Parking Forecourt
- ✓ LED Lighting



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
Ground Floor Warehouse	6,681	621
Ground Floor Offices	1,281	119
Total	7,962	740

RENT

The rent is £85,000 per annum.

LEGAL COSTS

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

BUSINESS RATES

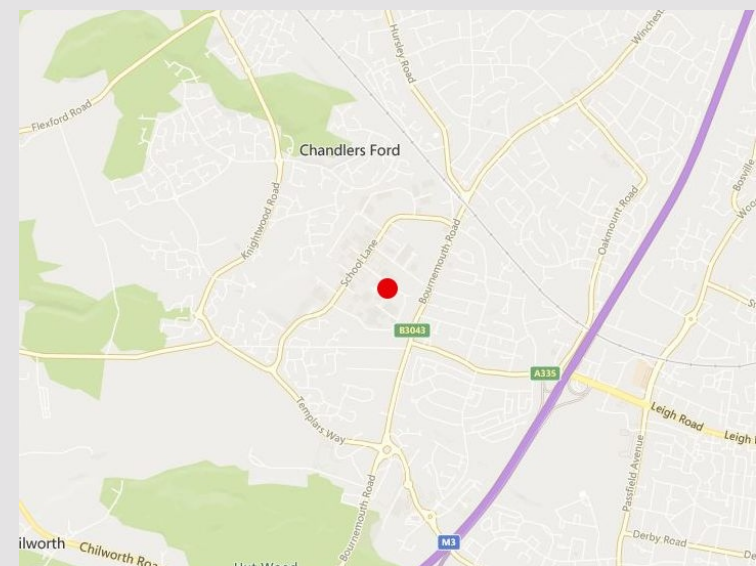
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of assignment, sublease or remainder of the term (subject to terms) or a new lease could be agreed, subject to terms being agreed directly with the Landlord.

EPC

The Energy Performance Asset Rating is C55.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 16-Jan-2024

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