



Units 2 & 3, Chancerygate Business Centre, Southampton SO15 0AE

TO LET

Linked Modern Industrial/Warehouse
Units - Available Together or Separately

4,156 - 9,779 Sq Ft
(386 - 908 Sq M)

Units 2 & 3, Chancerygate Business Centre, Southampton SO15 0AE

DESCRIPTION

Units 2 & 3 form part of a purpose built development scheme comprising of 20 industrial/warehouse units built in 2007. The units comprise of two purpose built mid and end of terrace units with a concrete loading apron and parking. The premises are of steel portal construction with blockwork construction and profile cladding and benefits from fitted out second floor offices, which could be used as further workshop/production or a product showroom. The unit is accessed via two personnel entrances and two roller shutter loading doors.

- ✓ Newly Refurbished
- ✓ 6.5m Clear Internal Height
- ✓ 2 x Electric Up & Over Roller Shutter Doors
- ✓ Second Floor Fitted Offices
- ✓ Ample Parking
- ✓ EPC Ratings: Unit 2: D (78) & Unit 3: D (81)



LOCATION

Chancerygate Business Centre is located in a prime position just West of the Southampton Western Docks. The established area is well served by the A3024 dual carriageway, which provides easy access to the M271 leading to the M27 motorway. Accessed via Manor House Avenue, the site is also served by Millbrook Railway Station (1.1 miles) & Southampton Airport (6.5 mile)

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Workshop	6,042	561
1st Floor Mezzanine/Production	823	76
2nd Floor Offices	2,914	271
Total	9,779	908

VAT

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

LEGAL COSTS

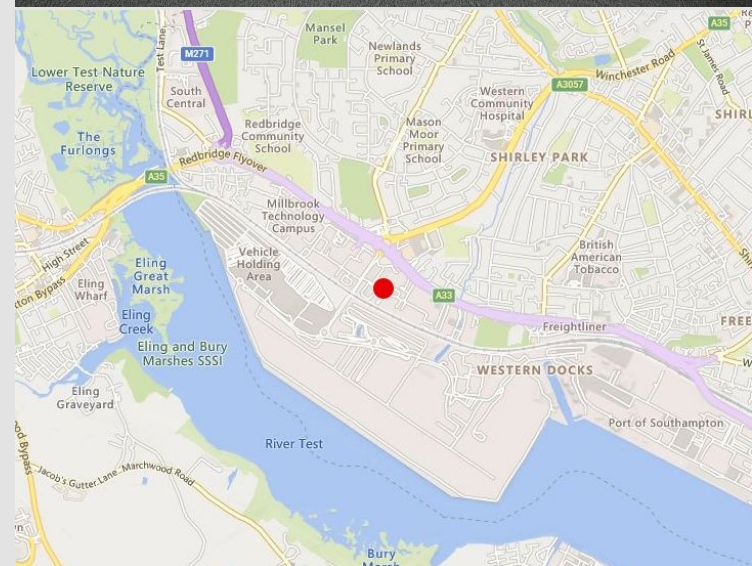
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

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

TERMS

The rent is £100,000 per annum, exclusive of VAT and all other occupational costs. The unit is available on a new Full Repairing and Insuring lease for a term to be agreed.



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VIEWING & FURTHER INFORMATION

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