



Primmer Olds **BAS**

TO LET

Industrial/Warehouse Unit with Secure Yard

RENOWN CLOSE, CHANDLERS FORD INDUSTRIAL ESTATE, CHANDLERS FORD, EASTLEIGH, SO53 4HZ

KEY FEATURES

- Gross Internal Area - 8,859 sq.ft (823 sq.m)
- Secure/fenced yard and parking
- Excellent Access to M3 & M27
- Established Estate Location
- New Lease Available
- Total Site area approx. 0.4 acres



Primmer Olds B-A-S
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU
Enquiries: Call us on 023 8022 2292



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RENOWN CLOSE

LOCATION

The property is situated on the south side of Renown Close, off School Lane within the Chandlers Ford Industrial Estate. The estate provides easy access to the M3 & M27 motorways.

DESCRIPTION

The property comprises a steel portal frame detached industrial/warehouse property, previously used for tool hire business. The property has a single storey office/ancillary block to the front with staff and customer parking, as well as a secure yard to the side of the building which provides access to four loading doors. The property has an eaves height of circa 5m.

There are currently a series of mezzanine areas which could be removed subject to terms.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Warehouse 1	3,793	352.41
Warehouse 2	1,659	154.13
Office	624	57.98
Mezzanine	2,777	257.98
Total Internal Area	8,853	822.46

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

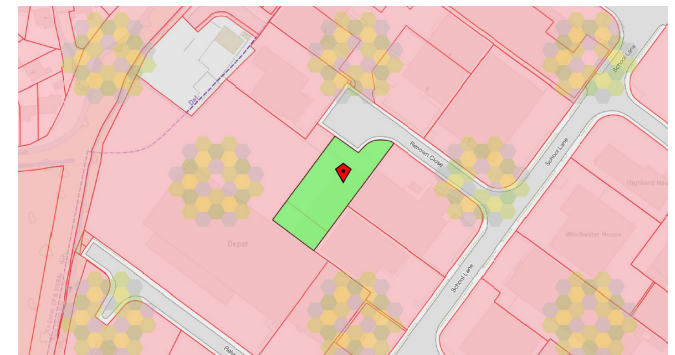


TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £67,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

VAT

We understand VAT is not payable on rents.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

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PLANNING

We have been unable to verify any recent planning history. It is understood that light industrial and warehouse uses are likely to be acceptable. Interested parties should make their own enquiries.

RATES

Currently removed from rating list.

Previous Rateable Value £34,750

Interested parties should take independent advice on business rates matters.

EPC

Asset Rating D(83)

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

NOTE

Some repair/refurbishments are currently being undertaken. Further works can be agreed subject to terms.



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