

# To Let

- 7 Car Parking Spaces
- Air Conditioned Offices
- 6m Eaves Height



Modern Industrial Unit  
3,143 sq ft (291.98 sq m)

Unit 2, Warrior Park, Eagle Close, Chandler's Ford, Eastleigh, Hampshire,  
SO53 4NF

  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

## Description

The property is a modern terraced industrial unit with ground floor warehouse and training rooms and first floor offices.. There are ground floor ladies & gents WC's and kitchen/ staff room.

The workshop has a loading door (3.7m wide and 3.9m high) and the minimum eaves height is 6.0m approx. There is a 3 phase electricity supply.

There are 7 allocated car parking spaces in front of the unit and the Warrior Park service yard is shared with adjoining occupiers.

## Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor	2,233	207.45
First Floor	910	84.54
<b>Total</b>	<b>3,143</b>	<b>291.98</b>

## Energy Performance Certificate

EPC rating C65. A copy of the EPC is available on request.



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Hampshire, SO53 4NF

### Terms

The premises are available by way of assignment of the current lease which expires in July 2031. There is a break in 2027. The rent payable under the terms of the lease is £24,960 per annum. A copy of the lease is available on request.

### Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £28,250. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

### VAT

We are advised that VAT will be payable.



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## Location

Chandler's Ford Industrial Estate is a popular industrial and office location to the north of Southampton approximately 2 miles from the M3 Junction 13 and 3 miles from the M27 Junction 5. Warrior Park is accessed from School Lane, the main road through the estate, via Eagle Close or Mayflower Close. Southampton Airport and Southampton Parkway Railway Station are both approximately 3.5 miles away.

*For all enquiries:*

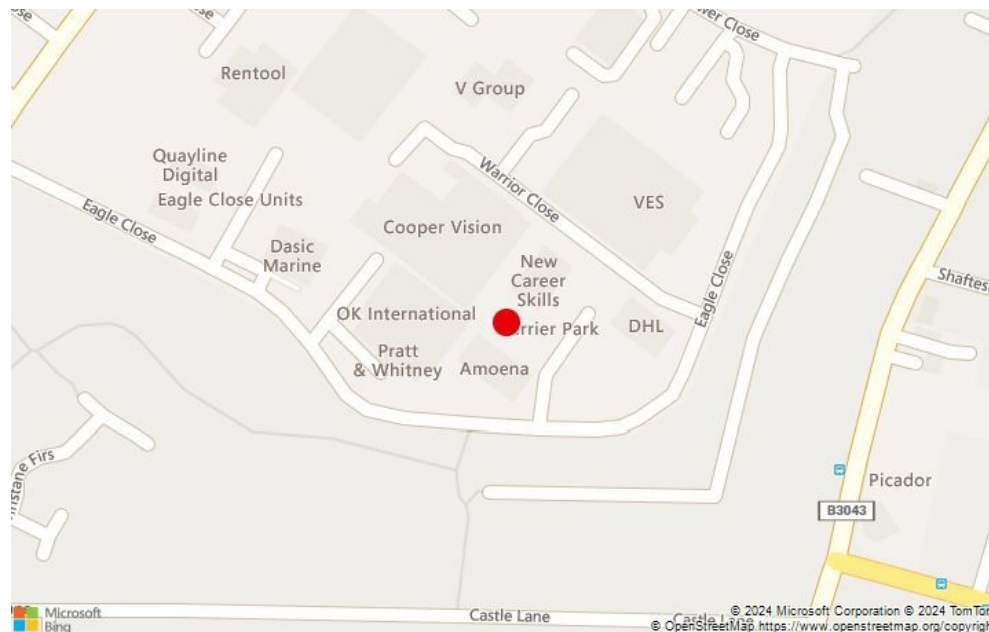
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## Map



## Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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