



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# FOR SALE / TO LET

**Unit B - 1,161 sqm (12,495 sq ft)**  
**Unit C - 414 sqm (4,455 sq ft)**

**Unit B & C, School Lane, Chandlers Ford Industrial Estate,  
Chandlers Ford, Eastleigh SO53 4DG**

**Two Detached Warehouse/Industrial Units With Main Road  
Frontage**



## KEY FEATURES

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Detached warehouse /industrial units

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Prominent position onto School Lane

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Solar Panels on Unit B

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Large Incoming electricity supply

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Warehouse lighting

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Yard and parking

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Ground floor offices

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1<sup>st</sup> floor office (Unit B)

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Mains gas and water

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5 metre plus eaves height in both units

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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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## Description

The units comprise two detached steel portal frame warehouse / industrial units currently used as a print works. Both units front School Lane and benefit from forecourt loading and parking.

Unit B is the larger of the two, and currently houses the main printing works. Externally the unit has part brick part profile metal sheet clad elevations under a part asbestos cement sheet and part profile metal sheet roof with intermittent day light panels. Solar panels are installed on the roof.

Internally Unit B has ground and first floor offices with WCs on each floor and a shower at 1<sup>st</sup> floor. The ground floor office is open plan whereas the first is split into 4 cellular offices.

Unit C the smaller of the two is also built with a steel portal frame with part brick part profile metal sheet clad elevations under an asbestos cement sheet roof with intermittent day light panels. The offices are located at one the end of the building in a single storey brick structure under a flat roof.

Internally the offices are open plan with male and female WCs. A mezzanine has been added adjacent to this area on the ground floor it is used for printing and at 1<sup>st</sup> floor is fitted out as offices but currently used for storage.

The warehouse is full height and currently racked.



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## Accommodation

The property has been measured to GIA as follows:

Unit B	sq m	sq ft
Warehouse	881.06	9,484
Ground Floor office	98.55	1,061
1 <sup>st</sup> Floor office	98.33	1,058
Mezzanine	82.91	892
<b>Total GIA</b>	<b>1,160.85</b>	<b>12,495</b>

Unit C	sq m	sq ft
Warehouse	313.27	3,372
Ground floor office	45.03	484
Mezzanine	55.69	599
<b>Total GIA</b>	<b>413.99</b>	<b>4,455</b>

## Tenure

Freehold

## Price

£2,500,000 exclusive of VAT.

## Leasehold

The premises are available on a new FRI lease for a term to be agreed.

## Rent

On application

## Business Rates

The premises are assessed in the April 2023 Rating List as Warehouse and Premises with the following Rateable Values.

Unit B - £80,500

Unit C- £36,750

## EPC

Unit B -C-74

Unit C - TBC

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## Unit B Specification

- 5.96 m to eaves (Main building)
- 5.18 m to haunch (Main building)
- 6.82 m to ridge (Main building)
- 4.99 m to eaves (Extension)
- 4.57 m to haunch (Extension)
- 5.56 m to ridge (Extension)
- 1 x electric roller shutter door (3.98 m wide by 4.19 m high)
- High bay warehouse lights
- 15% daylight panels
- Insulated profile metal sheet elevations
- Asbestos cement sheet roof (Extension insulated profile metal sheet)
- Internal blockwork walls to 2m
- 3 phase electrical supply
- Mains gas connection
- Mains water and drainage
- 2 x Powrmatic Gas Blow heaters
- Roof mounted Solar Panels panels
- Mezzanine floor for storage
- Various ground floor rooms including offices, kitchen and storage
- External yard and parking
- 1st floor offices
- Carpet
- Perimeter trunking
- Gas central heating
- Suspended ceilings with flat panel LED lighting and raised strip light
- Reception area
- 1st floor tea point
- GF floor Male and Female WC's
- 1st Floor Male, Female WC's and shower

## Unit C Specification

- 5.03 m to eaves
- 5.6 m to ridge
- 1 x electric roller shutter door 3.59 m wide by 3.15 m high
- Strip lights
- 10% daylight panels
- Part brick part Insulated profile metal sheet external elevations
- Asbestos cement sheet roof
- Internal blockwork walls to 2m
- 3 phase electrical supply
- Mains gas connection
- Mains water and drainage
- 1st floor mezzanine office/storage with suspended ceiling
- Ground floor offices
- Carpet
- Perimeter trunking
- Air conditioning
- Ceiling mounted diffused lighting and suspended ceiling with recessed lighting
- Kitchen
- GF floor Male and Female WC's
- External yard and parking

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## Unit B & C, School Lane, Chandlers Ford Industrial Estate, Chandlers Ford, Eastleigh SO53 4DG

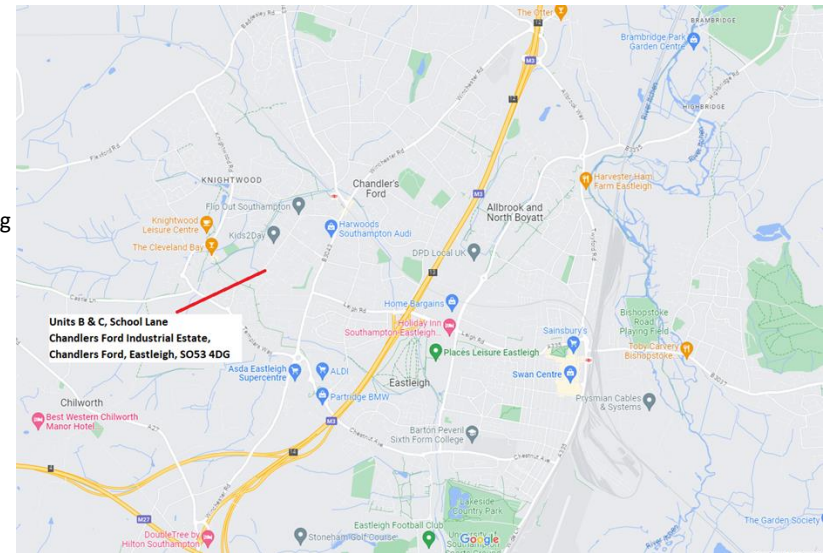
### Location

Approximately 1.5 miles from J13 of the M3 and 2.5 miles from J5 of the M27, Chandlers Ford Estate is one of the premier estates in the Southampton area.

Eastleigh Town Centre is approximately 1 mile to the East and Southampton Town Centre is approximately 5 miles to the south.

The area benefits from excellent communications infrastructure and is well served with motorway, rail, shipping and airport facilities.

Location	Miles	Kms
Southampton International Airport & Station	3.9	6.27
Junction 5 M27	3.1	4.98
Junction 12 M3	2.5	4.02
Junction 13 M3	1.2	1.93
Junction 14 M3	3.8	6.11
Southampton Dock Gate 20	9.4	15.12



### Viewing

Strictly by appointment with the sole agents:

**Hellier Langston**  
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