

# NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

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## ATTRACTIVE, SMALL MODERN INDUSTRIAL UNIT



**UNIT D, 1 SCHOOL LANE, CHANDLERS FORD INDUSTRIAL  
ESTATE, EASTLEIGH, HAMPSHIRE SO53 4DG**

**1,355 square feet / 125.88 square metres.  
plus basement storage if required.**

## DESCRIPTION

This attractive, end-terraced modern industrial unit is of part block/brick to a height of about 2.4 metres, above which there is an insulated and profiled cladding to both the elevations and roof coverings, the latter of which incorporate a generous level of natural day-lighting panels. The eaves heights vary from approximately 4 metres at rear rising to 5 metres at the front.

An up-and-over loading door (3.18 x 4.61 metres) provides access to the front of the unit, in addition to a glazed personnel door. A three phase electric supply has been installed, as have private toilet facilities. There is parking for two vehicles on-site.

## FLOOR AREAS

The unit provides an approximate floor area of:

**1,355 square feet (125.88 square metres)**

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

## TERMS

**Lease:** A new lease will be granted on a full repairing and insuring basis for a term of no less than three years. The tenant will be required to contribute towards the management and maintenance of the building and estate.

**Rent:** £14,500 (plus VAT) per annum exclusive payable quarterly in advance.

**Rates:** According to the Valuation Office ( voa.gov.uk ) Store & Premises, the Rateable value is £11,000.00, and therefore the annual rates payable figure (2019/2020) will be £5,401.00. Prospective tenants may wish to secure verification. However, as the RV is less than £15,000 the new occupier may be able to claim Small Business Relief which could be as much as 100%.

**Occupation:** It is anticipated that occupation will be granted in early / mid January 2020.

**Legal costs:** The ingoing tenant will be required to contribute towards the landlord's reasonable legal costs.

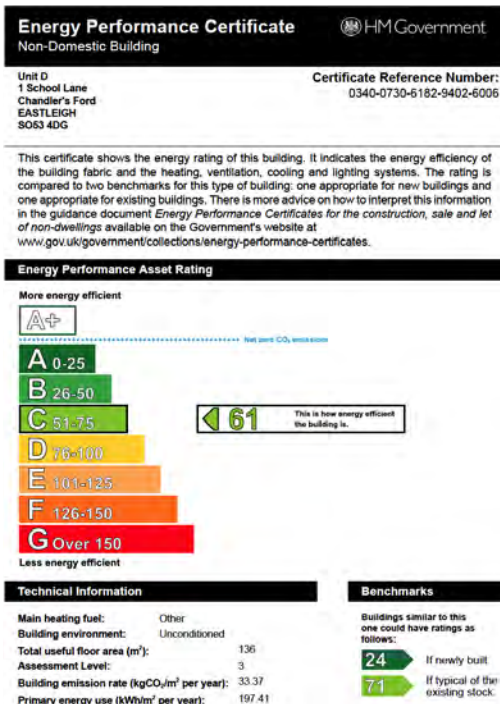
## VIEWING & FURTHER INFORMATION

Strictly by appointment with the lessor's sole letting agents, **Newton Scott, tel: 023 8033 7033.**

## LOCATION

No. 1 School Lane is located at the junction with Station Lane and therefore close to the traffic lights with Bournemouth Road. There are a number of nearby retailers, pubs and restaurants, added to which the M.3 and M.27 motorways are within a few minutes driving time making all parts of the Solent region and further afield via the national motorway network, quick and easy to reach. Eastleigh Parkway / Southampton Airport is at junction 5 of the M.27 motorway.

## EPC RATING



**CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES**  
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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