

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW Telephone: 023 8033 7033 • Email: info@newtonscott.com Web: www.newtonscott.com

# 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	
Energy Performance Certificate Non-Domestic Building	HMGovernment
Unit D 1 School Lane Chandler's Ford EASTLEIGH S053 4DG	Certificate Reference Number 0340-0730-6182-9402-600
This certificate shows the energy rating of this building the building fabric and the heating, ventilation, cooling compared to two benchmarks for this type of building; on eappropriate for existing buildings. There is more adv in the guidance document <i>Energy Performance Certific</i> of non-dwellings available on the Government's website www.gov.uk/government/collectionsianergy-performance	and lighting systems. The rating is ne appropriate for new buildings and ce on how to interpret this information ates for the construction, sale and let at
Energy Performance Asset Rating	
More energy efficient	
At	
	LA SICH
A 0-25	
B 26-50	and a second
	lis is how energy efficient o building is.
D 76-100	
E 101-125	
-	
F 126-150	
G Over 150	
Less energy efficient	
Technical Information	Benchmarks
Main heating fuel: Other	Buildings similar to this one could have ratings as
Building environment: Unconditioned Total useful floor area (m <sup>2</sup> ): 136	follows:
Assessment Level: 3	24 If newly built
	If typical of th
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): 33.37 Primary energy use (kWh/m <sup>2</sup> per year): 197.41	existing stock

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 <u>www.commercialleasecode.co.uk</u> or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

- Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that: 1. These particulars have been produced in good faith and are a general outline only for the guidance of propective purchasers or lessees and do not constitut the whole or any part of an offer or contract.
- any part of an offer or contract.
   Newton Scott Commercial Property Agents cannot guaranted the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Propective purchasers or lessees must not rely on them as statements of act or representations.
- anion occupation and other actast contained internit. Propertive purchasers or lessees must not rely on them as statements of a cor representations.
  3. The reference to any plant, machinery, equipment, services fixtures or fittings at the property shall not constitute a representation, unless otherwise stated, as to its state or condition or that it is capable of fulfilling its intended function. Propertive purchasers/tenants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise.
- purchasers/renants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise.
  4. No person in the employment of Newton Scott Commercial Property Agents has any authority to make or give any representation or warranty whatever in relation to this property. Newton Scott Limited are not to be liable, in negligence or otherwise, for loss arising from the use of these particulars.

Property Misdescriptions Act 1991: Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant Planning Office to ensure that is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).