

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
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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 meters.

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.

The unit was extensively refurbished throughout some 15 months ago and will be vacated in good order.

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: £16,500 (plus VAT) per annum exclusive payable quarterly in advance.

Rates: According to the Valuation Office (voa.gov.uk) Store & Premises, the Rateable value will be £15,500 from 1st April 2023, and therefore the annual rates payable figure will be £7,750.00.

Occupation: It is anticipated that occupation will be granted immediate upon completion of all legal formalities, or sooner by agreement with the landlords.

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

VIEWING

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 M3 and M27 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 M27 motorway.

EPC

An Energy Performance Certificate has been requested and will be provided.

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 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 prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
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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 it is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).

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