

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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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: £15,500 (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 (2021/2) will be £5,489.00. 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 immediate upon completion of all legal formalities, or sooner by agreement with the landlords.

Legal costs: The incoming 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

Energy Performance Certificate



Non-Domestic Building

Unit D
1 School Lane
Chandler's Ford
EASTLEIGH
SO53 4DG

Certificate Reference Number:
0340-0730-6182-9402-6006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

61 This is how energy efficient the building is.

Technical Information

Main heating fuel: Other
Building environment: Unconditioned
Total useful floor area (m²): 136
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 33.37
Primary energy use (kWh/m² per year): 197.41

Benchmarks

Buildings similar to this one could have ratings as follows:
24 If newly built
71 If typical of the 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 www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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