

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 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 annual rates payable figure (2021/2)£5,489.00. will be 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.

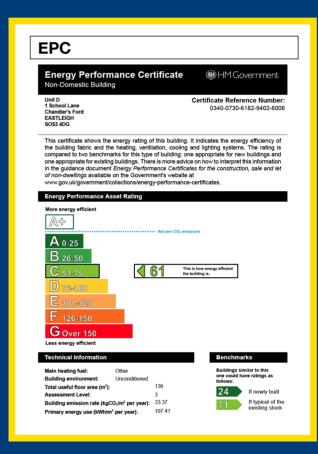
Legal costs: The ingoing tenant will be required to contribute towards the landlord's reasonable legal costs.

### 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.



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 achiser for a copy. Alternatively, the document can be found at <a href="https://www.commercialleasecode.co.uk">www.commercialleasecode.co.uk</a> or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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