

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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MODERN INDUSTRIAL UNIT WITH EXCEPTIONAL EAVES HEIGHT



**Unit 3, 1 School Lane, Chandlers Ford Industrial Estate
Eastleigh, Hants SO53 4DG.**

900 square feet approx (83.61 square metres)

LOCATION

No. 1 School Lane is modern development of two storey retail/ office premises with adjoining industrial units. The buildings are located at the junction with Station Lane/School Lane and therefore close to Bournemouth Road. There are a number of nearby banks, restaurants and retail outlets added to which the M3 and M27 motorways are within a few minutes driving time making all parts of the Solent region quick and easy to reach.

DESCRIPTION

This attractive, modern unit is of part block/brick above which there is insulated and profiled cladding to both the elevations and roof coverings, which incorporate a generous level of natural day-lighting panels.

The unit has an exceptionally high minimum eaves height of 21'9" (6.51 metres) thus appealing to companies that need small but very flexible storage space, by means of installing a mezzanine floor to create additional office/showroom/storage space.

A virtually full height up-and-over loading door provides access to the unit, in addition to a double-glazed personnel door. High Bay energy efficient fluorescent lighting has been fitted. A three-phase electric supply and gas supply is provided, as have private toilet facilities.

There is parking for two vehicles on site.

FLOOR AREAS

900 square feet (83.61 square metres)

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

TERMS

Lease: A new lease will be granted on a full repairing and insuring basis for a term of six years. Shorter terms might be considered.

The tenant will be required to contribute towards the management, maintenance and insurance of the building and estate. Terms on request.

Rent: £12,500 (plus VAT if applicable) per annum exclusive payable quarterly in advance.

Rates: The unit, which forms part of the adjoining premises, will need to be reassessed for rating purposes.

Occupation: Immediate, upon completion of all legal formalities or sooner by agreement.

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.

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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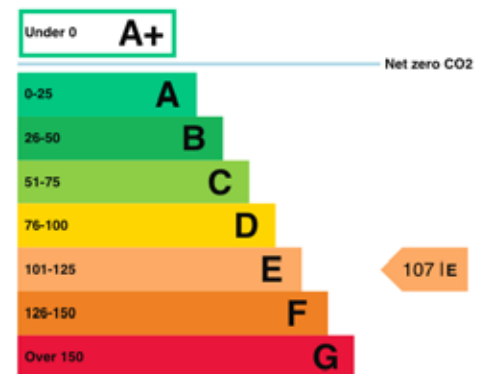
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EPC

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient)

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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