

Exciting Retail / Warehouse Opportunity:

Former Peter Green Retail / Warehouse Premises

SCHOOL LANE, CHANDLER'S FORD, EASTLEIGH, SO53 4DG

FOR SALE OR TO LEASE

A unique opportunity to acquire this highly prominent building, fronting the busy School Lane, adjacent to Omega Business Park in Chandlers Ford. It boasts good connections to the M27 (J4 and J5), M3 (J12 and J13) and further afield. Southampton Airport, Parkway Train Station and Southampton Docks are all in close proximity.

- Steel portal frame design constructed beneath a profiled sheet steel pitched roof.
- The walls are of part brick and concrete block generally together with profiled sheet steel cladding.
- Approached via a glazed entrance lobby to the front together with glazed pedestrian doors to the rear.
- Steel roller shutter doors are provided to the east and rear lower ground floor elevations in addition to 2 timber double loading doors.
- All mains and drainage facilities are connected, in addition to fire and burglar alarm systems plus full sprinkler facilities (not tested by the agents).
- The minimum eaves height is 3.28 metres (10'8") rising to 5.89 metres (19'2") at the apex.
- Lower Ground floor with rear access at street level due to sloping site.



71 parking
spaces



Close to
M27 & M3



Prominent
Location



Minimum eaves
height 3.28m



Good turning
and reversing
facilities



Glazed
entrance
lobby

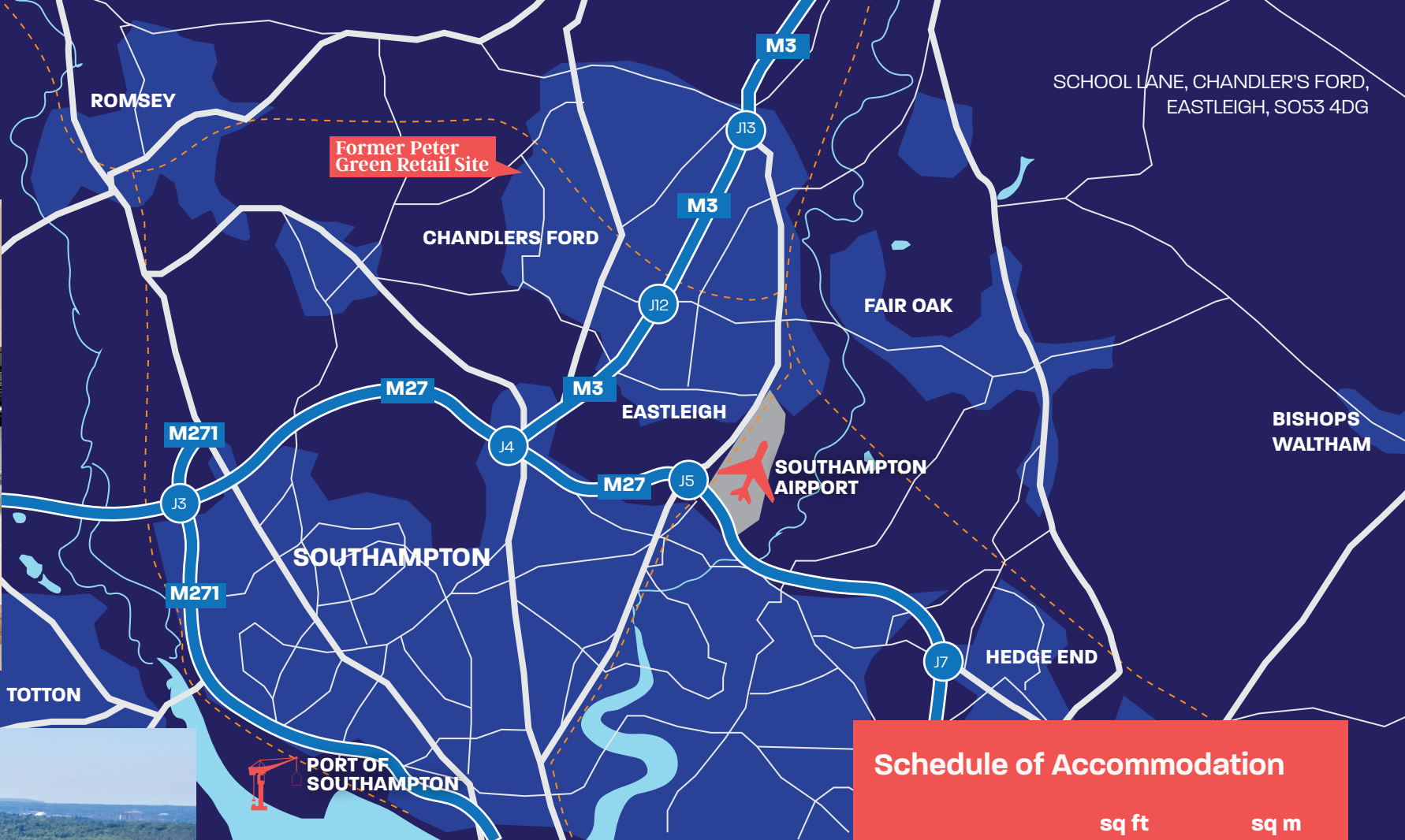


37,293 sq ft

(3,464 sq m)*

on 1.37 Acres

FURTHER INFORMATION



Schedule of Accommodation

	sq ft	sq m
First Floor	2,096	194
Ground Floor	31,094	2,888
Lower Ground Floor	4,103	381
TOTAL	37,293	3,464

All floor areas are quoted based on a gross internal measurement in accordance with the RICS code of measuring practices.

Terms: A freehold sale or a new lease is on offer, terms on application.

EPC: The Energy Performance Rating is B.

Rateable Value: According to enquiries of the VOA (www.voa.gov.uk), the rateable value is £211,000. Occupiers are advised to verify this figure for their own satisfaction.

Legal Costs: Each party is to be responsible for their own legal expenses.

Planning: Planning Consent was granted under reference Z/07098/004/00 for an extension to retail showroom and associated car parking at land adjacent to the Peter Green store.

Viewing & General Enquiries

**NEWTON
SCOTT**
COMMERCIAL PROPERTY CONSULTANTS
023 8033 7033
www.newtonscott.com

James Scott
Newton Scott
T: 07710 184556
E: james@newtonscott.com

Keygrove
www.keygrove.com
023 8063 5333

Richard Nevines
Keygrove
T: 07836 256868
E: rhn@keygrove.com

Subject to Contract: These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf. The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761 Date published 26/06/2024