

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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ATTRACTIVE, MODERN INDUSTRIAL UNIT



**UNIT B, 1 SCHOOL LANE,
CHANDLERS FORD INDUSTRIAL ESTATE,
EASTLEIGH, HAMPSHIRE SO53 4DG.**

1,270 square feet (plus mezzanine).

LOCATION

No. 1 School Lane is located at the junction with Station Lane and School Lane and therefore close to the busy junction with Bournemouth Road.

There are several nearby retailers, pubs and restaurants, added to which the M.3 and M.27 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 M.27 motorway.

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 insulated and profiled steel cladding to both the elevations and roof coverings, the latter of which incorporate a generous number of natural day-lighting panels. The eaves heights vary from approximately 4 metres at rear rising to 5 metres at the front.

The unit incorporates a mezzanine floor, partitioned to create several differing sized private offices and meeting rooms. If this is not required, it could be removed by negotiations.

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. Three-phase electric supply has been installed, as have private toilet facilities. There is parking for no less than 5 vehicles to the rear plus 2 /3 to the front of the unit.

The unit has been refurbished throughout and presented in a ready to move in condition.

FLOOR AREAS

The unit provides an approximate floor area of:

Mezzanine floor: 780 square feet,

Ground floor: 1,270 square feet,

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

EPC

To be provided

TERMS

Lease: A new lease will be granted on a full repairing and insuring basis for a term of five or more years. The tenant will be required to contribute towards the management and maintenance of the building and estate.

Rent: £16,950 (plus VAT) per annum exclusive payable quarterly in advance. There will be a rent review at the end of the third year.

Rates: The Rateable Value is £19,250, resulting in a payable figure of £2,600 payable.

Occupation: August 2026.

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

ANTI MONEY LAUNDERING

Under the Anti-Money Laundering (Amendment) Act 2017 we are required to verify the identity of any proposed purchaser or tenant prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

VIEWING

Strictly by prior appointment with the lessor's sole agents Newton Scott, Commercial Property Agents Ltd., 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.

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 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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Ground floor storage area



Ground floor – offices



Mezzanine offices



Mezzanine offices



Loading door and Electrics



Kitchenette



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