

UNIT 7 PHOENIX PARK, CHICKENHALL LANE EASTLEIGH SO50 6PQ



INDUSTRIAL WAREHOUSE TO LET



KEY FEATURES

- Established location
- Prime industrial estate
- Easy access to M27 and M3
- Allocated car parking
- 3m x 3.43m loading door
- 4.6m useable eaves

1,540 sq ft (143.02 sq m) Gross Internal Area

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LOCATION

Phoenix Park is located on the established Chickenhall Lane Industrial Estate close to Barton Park and Barton Farm Industrial Estate on the east side of Eastleigh town centre.

Access to the M27 is available via Southampton Road to Junction 5 and Junction 13 of the M3 is also within 2 miles.



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DESCRIPTION

Unit 7 comprises a modern terraced unit of portal frame construction with brick and clad elevations within a small estate, in a well-established industrial location.

The unit can be accessed from the front directly off Chickenhall Lane via a pedestrian door, and to the rear via a pedestrian door and an up & over roller shutter door. There is also an outside loading area.

Benefits include:

- 3 phase electricity
- WC facilities
- Reception area
- Parking for 3 cars
- Loading area and mezzanine
- Up & over loading door (3m x 3.43m)
- 4.6m useable eaves

TENURE

Leasehold.

RENT

£17,000 per annum, exclusive of VAT and business rates

SCHEDULE OF AREAS (APPROX. GIA)

Description	ft ²	m ²
Warehouse	1,119	103.94
Mezzanine	421	39.08
Total	1,540	143.02

EPC

To be reassessed.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £8,500.

However, we would advise an interested party to confirm the accuracy of this information direct.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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SUBJECT TO CONTRACT

April 2019

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