

# B7

**MILLBROOK CLOSE SCHOOL LANE**

chandlers ford hampshire SO53 4BZ



**Industrial/Warehouse Unit**  
**7,675 sq ft including offices TO LET**



[www.spi-chandlersford.com](http://www.spi-chandlersford.com)



Approximately 1.5 miles from J13 of the M3 and 2.5 miles from J5 of the M27, Chandlers Ford Estate is one of the premier estates in the Southampton area. Eastleigh Town Centre is approximately 1 mile to the East and Southampton Town Centre is approximately 5 miles to the south. The area benefits from excellent communications infrastructure and is well served with motorway, rail, shipping and airport facilities.



## Description

Unit B7 has been fully refurbished to an excellent standard and offers a steel portal frame warehouse/factory with new insulated profile metal sheet roof with 10% rooflights. Newly configured open plan offices at ground and first floor level and DDA compliant WC facilities.

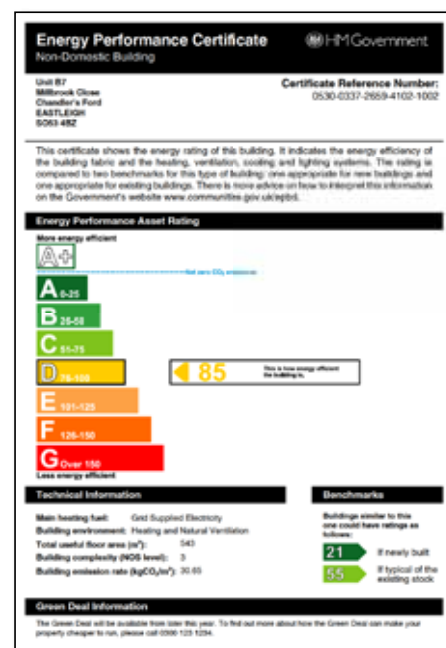
## Amenities

- 2 separate yard areas
- Loading door (w) 3.9m x (h) 4.3m
- Modern office accommodation with A/C and LED lighting

## Terms

New full repairing and insuring lease on terms to be agreed.

To arrange a viewing or for further information contact the joint agents.



## Size

Factory / Warehouse	5,008 sq ft	465.3 sq m
Ground Floor Offices (incl WCs)	423 sq ft	39.3 sq m
First Floor Offices	2,239 sq ft	207.9 sq m
<b>TOTAL</b>	<b>7,675 sq ft</b>	<b>713.03 sq m</b>

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