

chandlers ford hampshire SO53 4YU

3/1

AVENGER CLOSE

SCHOOL LANE



Warehouse/Industrial Building with Secure Yard
10,562 sq ft including fitted offices TO LET



www.storepropertym3.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.



Energy Performance Certificate HM Government
Non-Domestic Building

Unit 3/1
Avenger Close
Chandler's Ford
EASTLEIGH
SO53 4YU

Certificate Reference Number:
0290-0632-4609-7900-2096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ (Net zero CO₂ emissions)

A 0-25

B 26-50

C 51-75

D 76-100

92 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150
Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 990
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m²): 90.82

Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built
59 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Description

Unit 3/1 comprises a well presented detached industrial/warehouse property of steel frame construction with brick and block elevations beneath an insulated metal sheet roof.

Amenities

- Two storey office section with trade counter potential (STP), large kitchen and WC facilities
- Covered loading area, a fenced secure compound and a fenced and gated yard/parking area (shared with Unit 5/1)
- Large roller shutter door 5.6m high x 3.9m wide, with height of 6.2m to the haunch

Size

Ground Floor Warehouse	7,804 sq ft	725.00 sq m
Ground Floor Offices/Ancillary	1,173 sq ft	109.01 sq m
First Floor Offices	1,173 sq ft	109.01 sq m
Single Storey Storage Building	412 sq ft	38.24 sq m
TOTAL	10,562 sq ft	981.26 sq m

Terms

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

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

01794 521 511

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