

# B7

**MILLBROOK CLOSE**

**SCHOOL LANE**

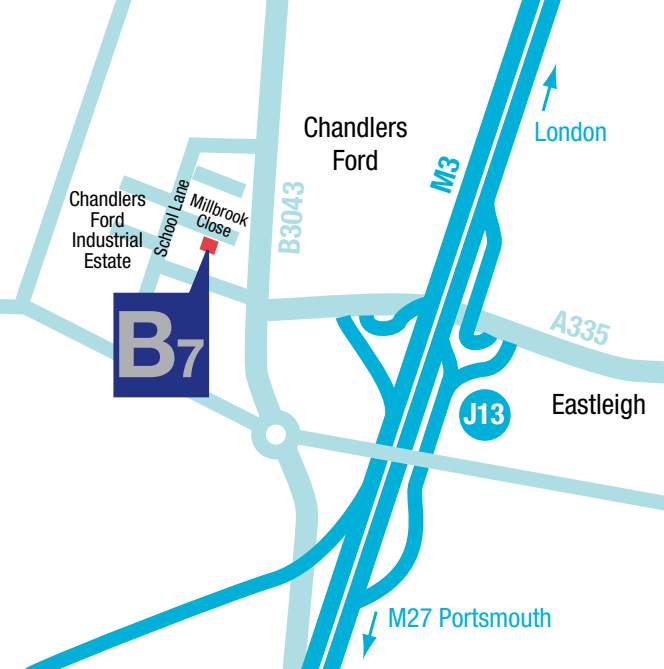
chandlers ford hampshire SO53 4BZ



**Industrial/Warehouse Unit**  
**5,854 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.



**Energy Performance Certificate** HM Government  
Non-Domestic Building

Unit B7  
Millbrook Close  
Chandlers Ford  
EASTLEIGH  
SO53 4EZ

Certificate Reference Number: 0530-0337-2659-4102-1002

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/epcr](http://www.communities.gov.uk/epcr).

**Energy Performance Asset Rating**

Most energy efficient

A 6-25

B 22-50

C 13-75

D 10-100

**85** This is an energy efficient building.

E 191-125

F 126-150

G Over 150  
Least energy efficient

**Technical Information**

Main heating fuel: Gas Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 543  
Building compliance (2006 level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 30.65

**Benchmarks**

Buildings similar to this one could have ratings as follows:

21 if newly built  
55 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 0308 123 1234.

## 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 doors to each yard
- Heated, lit and carpeted offices

## Terms

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

## Size

Factory / Warehouse	5,008 sq ft	465.3 sq m
Ground Floor Offices	423 sq ft	39.3 sq m
First Floor Offices	423 sq ft	39.3 sq m
<b>TOTAL</b>	<b>5,854 sq ft</b>	<b>543.9 sq m</b>

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

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