



JONES LANG
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Real value in a changing world

To Let

Refurbished Warehouse/Industrial Units

Units B5 and B6, Millbrook Close, Chandlers Ford Industrial Estate,
Eastleigh, Hampshire SO53 4BZ

From 543 sq m (5,846 sq ft) up to 1,087 sq m (11,704sq ft)



Location

Approximately 1.5 miles from J13 of the M3 and 2.5 miles from J5 of the M27, Chandlers Ford Industrial 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.

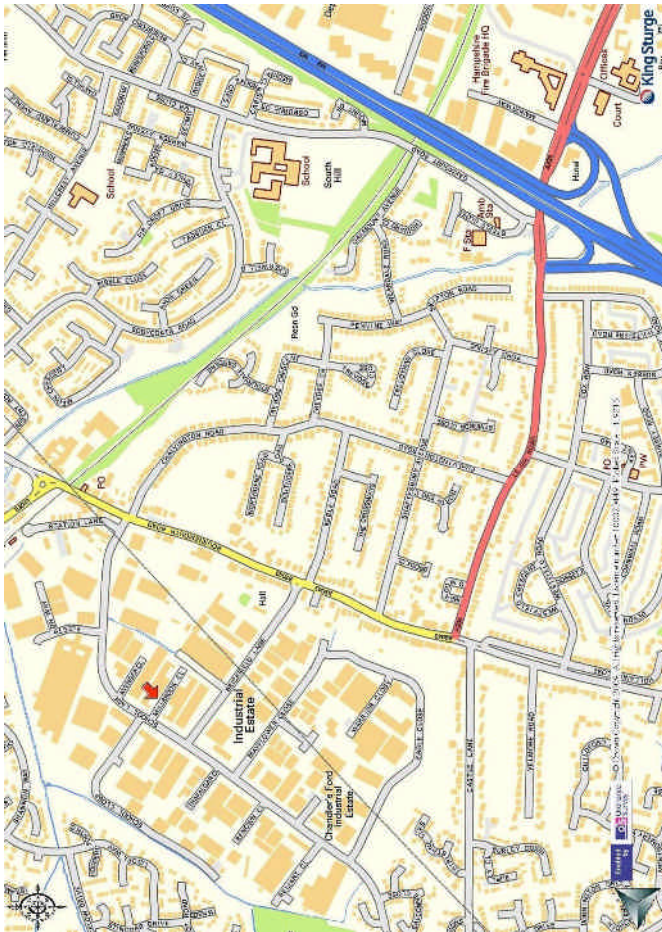
Distance Chart

Junction 13 M3	1.5 mile
Junction 12 M3	1.3 miles
Junction 5 M27 Southampton Airport	4 miles
Southampton Dock Gate 10	7 miles
Southampton Dock Gate 20 via M271	9 miles
Portsmouth Docks	23 miles



Refurbishment Specification

- 4.60 metre to eaves
- 4.40 metre to haunch
- 5.33 metre to ridge
- 2 No. loading doors
- Painted concrete floor
- Ground and first floor offices
- Recessed lighting
- Carpets
- New double glazed powder coated windows
- Male, female and disabled WCs



Example of Millbrook Close refurbishment

Description

Steel portal frame factory/warehouse units benefitting from new insulated profile metal sheet roofs with rooflights.



Example of Millbrook Close refurbishment

Accommodation

The measurements provided are scaled off plan and subject to on-site re-measurement in accordance with the RICS Code of Measuring Practice (6th Edition) on a gross internal area (GIA) basis:-

UNIT	sq m	sq ft
Ground Floor	504.25	5,428
1st Floor	39.91	430
B5 GIA	544.16	5,858
Ground Floor	503.48	5,420
1st Floor	39.56	426
B6 GIA	543.04	5,846
Total Gross Internal Area	1,087.20	11,704



Terms

The units are available by way of a new Full Repairing and Insuring leases. Lease lengths to be agreed by way of negotiation.

Rent

On application.

Business Rates

The existing rateable value will be subject to re assessment once the refurbishment has been completed.

Legal Costs

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

Viewing

Strictly by appointment with joint sole agents Jones Lang LaSalle and CBRE:-

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Date Prepared July 2013

Subject to Contract

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