



TWO FULLY REFURBISHED INDUSTRIAL/ WAREHOUSE UNITS
RANGING FROM 9,955 SQ FT TO 30,400 SQ FT

CLOSE TO M27 JUNCTION 7

UNIT 7 AVAILABLE NOW

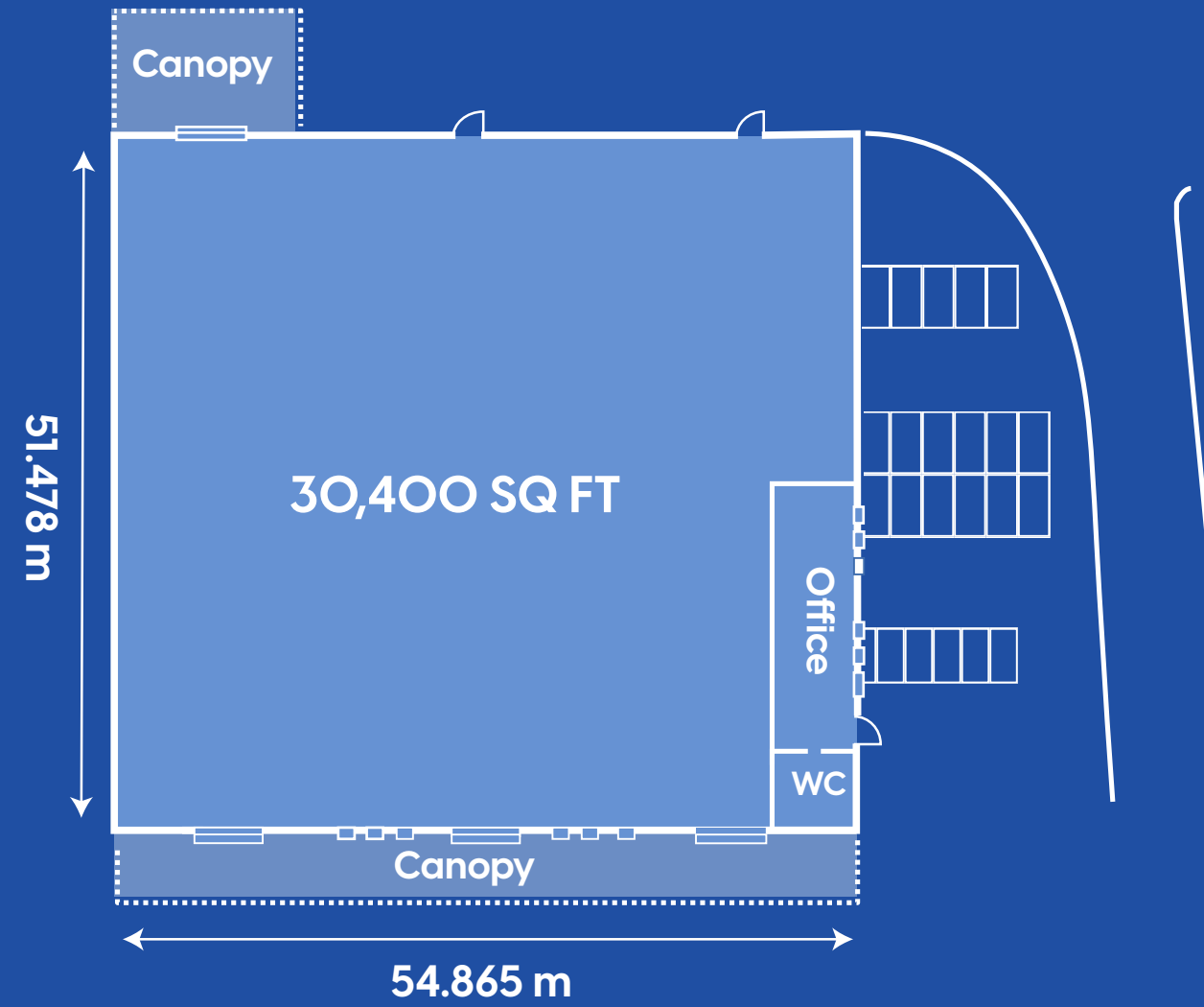


BURNETTS LANE, WEST END SOUTHAMPTON, SO30 2PA
[what3 words //flies.owls.march](http://what3words.com/flies.owls.march)

Floorplans not to scale. For indicative use only.

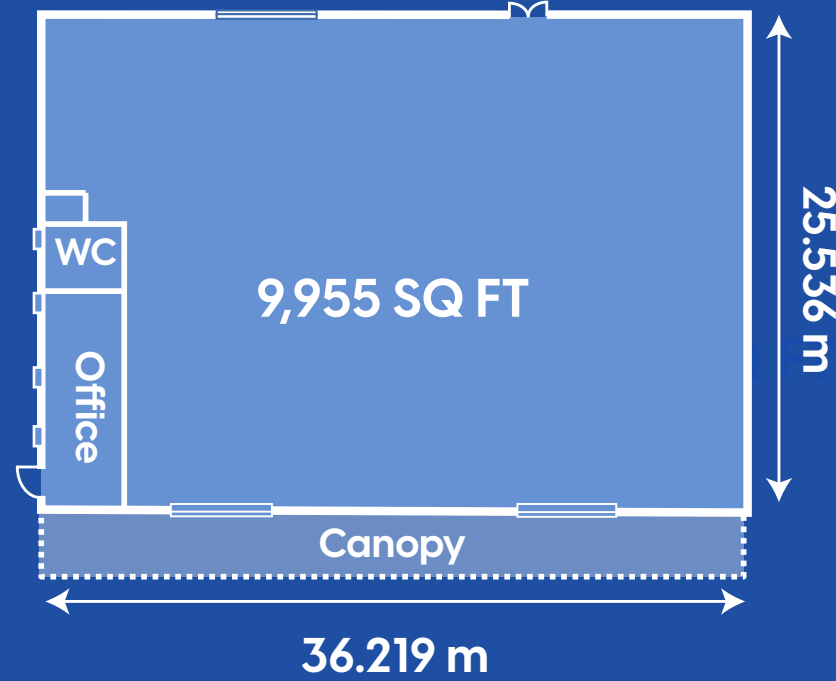
UNIT 6:

- 1 X LEVEL ACCESS LOADING DOOR
- 3 X TAILGATE CANOPY



UNIT 7:

- 1 X LEVEL ACCESS LOADING DOOR
- 2 X TAILGATE CANOPY



UNIT 6 AND UNIT 7 PROVIDE NEWLY RECLAD FULLY REFURBISHED LOGISTICS SPACE ON A 24/7 SECURE SITE IN A UNIQUE LANDSCAPED ENVIRONMENT FOR BUSINESS.

24 /7 ACCESS AND SECURITY

INSULATED ROOF CLADDING 10 % ROOFLIGHTS

OFFICES WITH LED LIGHTING

LARGE LOADING APRON

5.5M RISING TO 9.2M TO NORTH LIGHT

INSULATED ELECTRIC LOADING DOORS

TAILGATE AND LEVEL ACCESS LOADING

SOLAR POWERED ENERGY

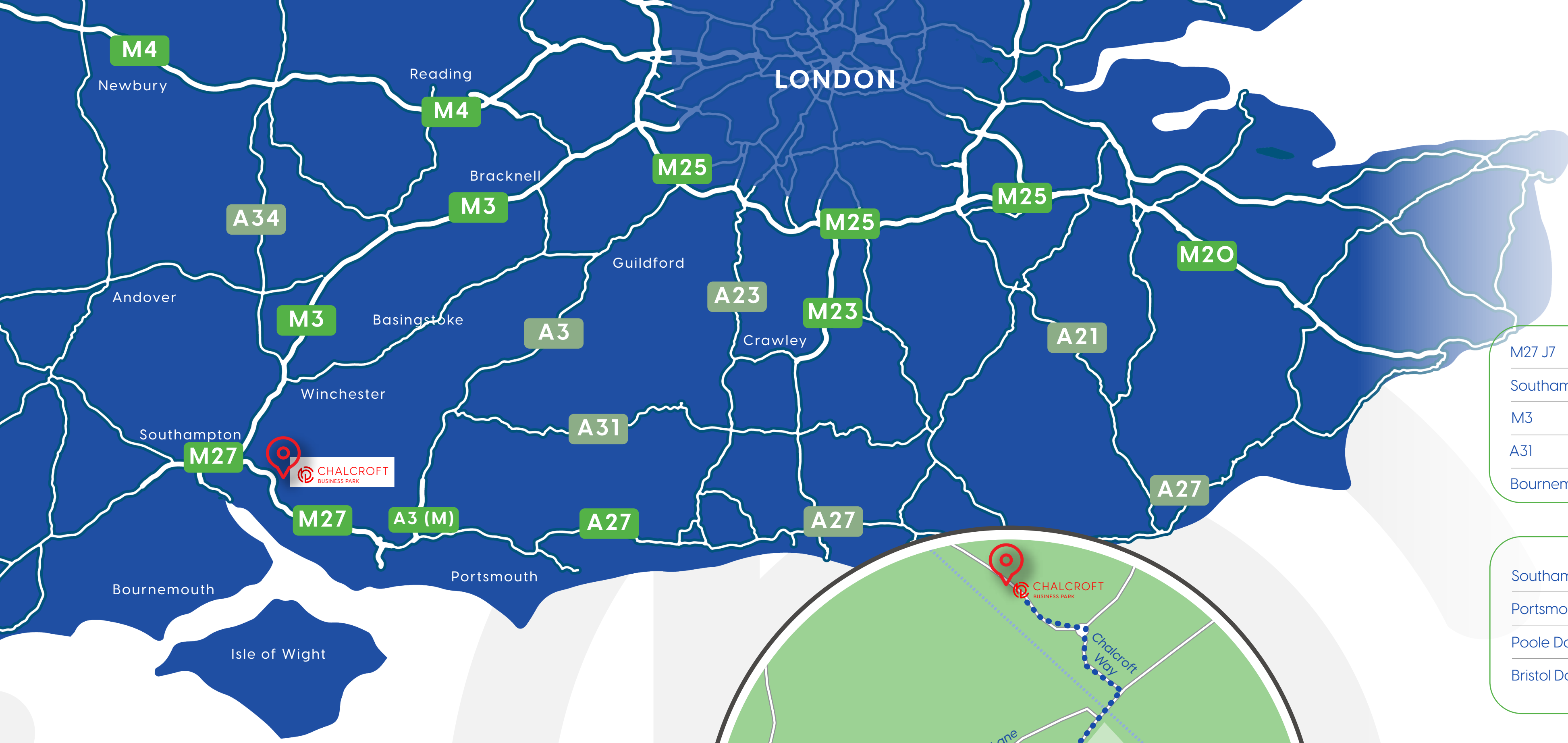
SCHEDULE OF ACOMMODATION

	SQ M	SQ FT
Unit 6	2,824	30,400
Unit 7	925	9,955
TOTAL	3,749	40,355



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PERFECTLY LOCATED FOR CONNECTIVITY ACROSS THE SOUTH COAST AND MAJOR ROAD NETWORKS



ROAD		
M27 J7	2 Miles	7 Minutes
Southampton	7 Miles	16 Minutes
M3	6 Miles	17 Minutes
A31	15 Miles	16 Minutes
Bournemouth	38 Miles	40 Minutes

SEA		
Southampton Docks	7 Miles	18 Minutes
Portsmouth Docks	17 Miles	20 Minutes
Poole Docks	44 Miles	55 Minutes
Bristol Docks	10.8 Miles	1.5 Hours

AIR		
Southampton	6 Miles	14 Minutes
Bournemouth	36 Miles	35 Minutes
London Heathrow	59 Miles	1 Hour
London Gatwick	77 Miles	1.5 Hours
Bristol	109 Miles	2 Hours



Chalcroft Business Park is situated on a 50 acre (20 ha) approx. site situated 2.9 miles north of Junction 7 of the M27 motorway and 2 miles to the north of Hedge End commercial centre. The business park adjoins One Horton Heath - a 310 acre mixed residential and commercial development.

Chalcroft Business Park benefits from full access via a new relief road providing a modern standard highway connecting to Tollbar Way. Chalcroft Business Park provides 22 separate units ranging from 1,000 sq ft to 35,000 sq ft with a total floor area of circa 265,000 sq ft.

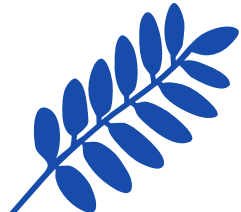
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SURROUNDED BY GREENERY
WHILST CLOSE TO THE
COMMERCIAL HUB, CHALCROFT
BUSINESS PARK IS IDEALLY
PLACED FOR A GREAT WORK
LIFE BALANCE.



EXCELLENT ACCESS TO
MOTORWAY NETWORK



LANDSCAPED
ENVIRONMENT

HEDGE END COMMERCIAL
DISTRICT INCLUDES:



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TERMS

Unit 6 & 7 are available to lease on terms to be agreed.

RENT: On application

EPC: Rated A

SERVICE CHARGE : A service charge is payable towards maintenance and upkeep of the estate and 24/7 security. Further information on request.



VIEWING AND FURTHER INFORMATION

More information available through the marketing agent:



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