



# CHALCROFT

## BUSINESS PARK

TWO FULLY REFURBISHED  
INDUSTRIAL / WAREHOUSE UNITS  
AVAILABLE NOW

SUPERBLY CONNECTED TO M27 VIA  
NEW LINK ROAD

M27 EAST

M27 J7

M27 WEST

TOLLBAR WAY

NEW LINK ROAD  
CHALCROFT WAY

UNIT 6  
30,400 SQ FT

UNIT 7  
9,955 SQ FT

what3 words ///flies.owls.march  
BURNETTS LANE, WEST END SOUTHAMPTON, SO30 2PA



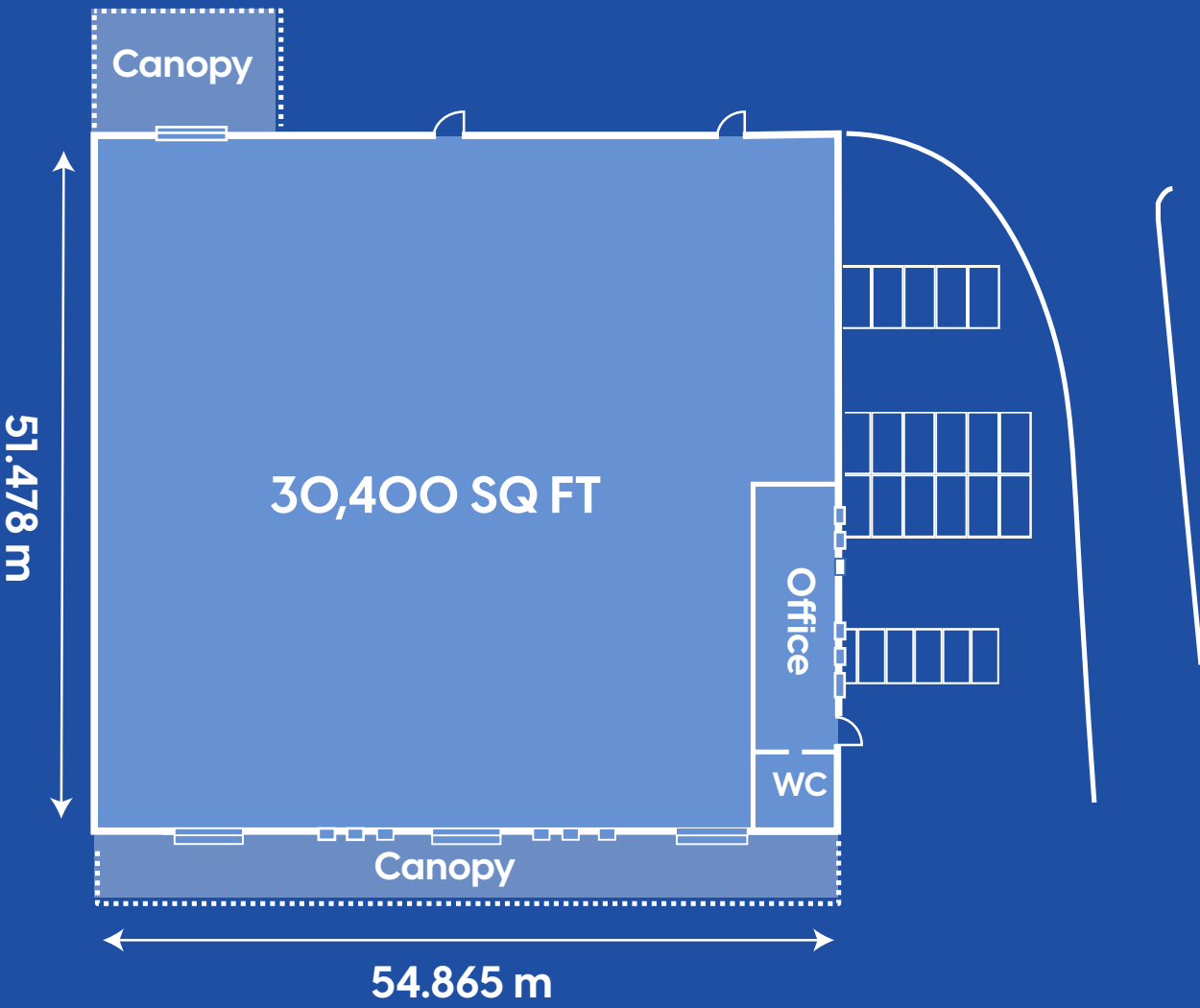
24/7 ACCESS AND SECURITY



Floorplans not to scale. For indicative use only.

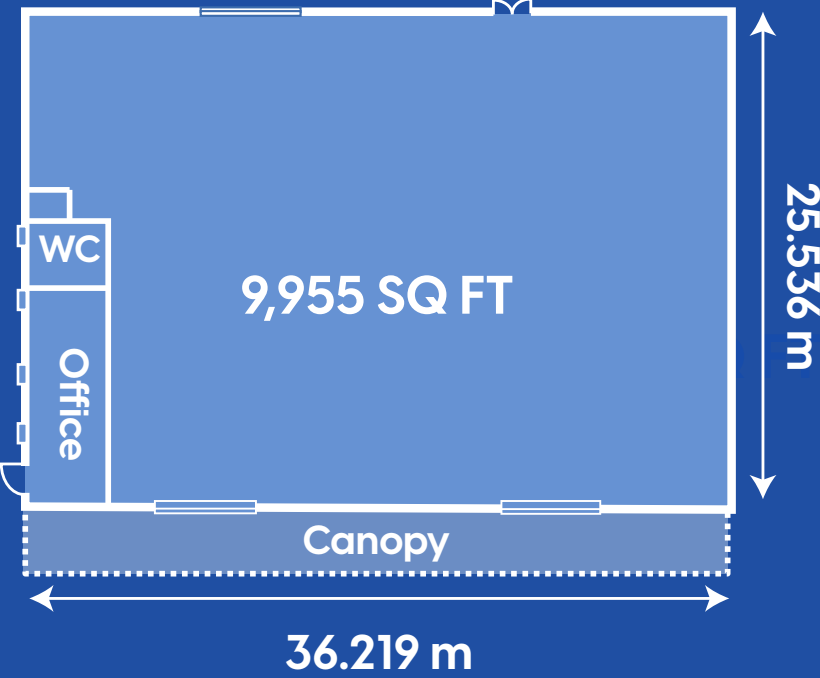
UNIT 6:

- 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.

FULLY SECURE SITE WITH 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

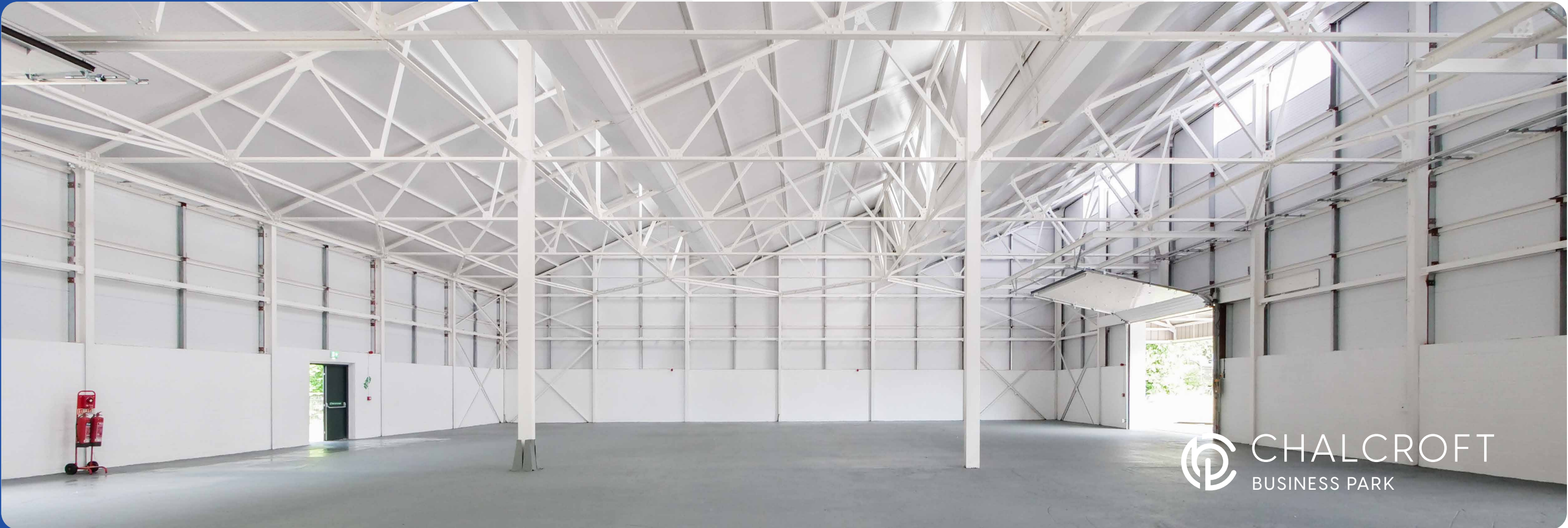
TAILGATE AND LEVEL ACCESS LOADING

SOLAR POWERED ENERGY

SCHEDULE OF ACOMMODATION

	SQ M	SQ FT
Unit 6	2,824	30,400
Unit 7	925	9,955

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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.



FULLY SECURE SITE  
WITH 24/7 ACCESS  
AND SECURITY



EXCELLENT ACCESS  
TO MOTORWAY  
NETWORK



LANDSCAPED  
ENVIRONMENT

HEDGE END COMMERCIAL  
DISTRICT INCLUDES:





## 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 agents:



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