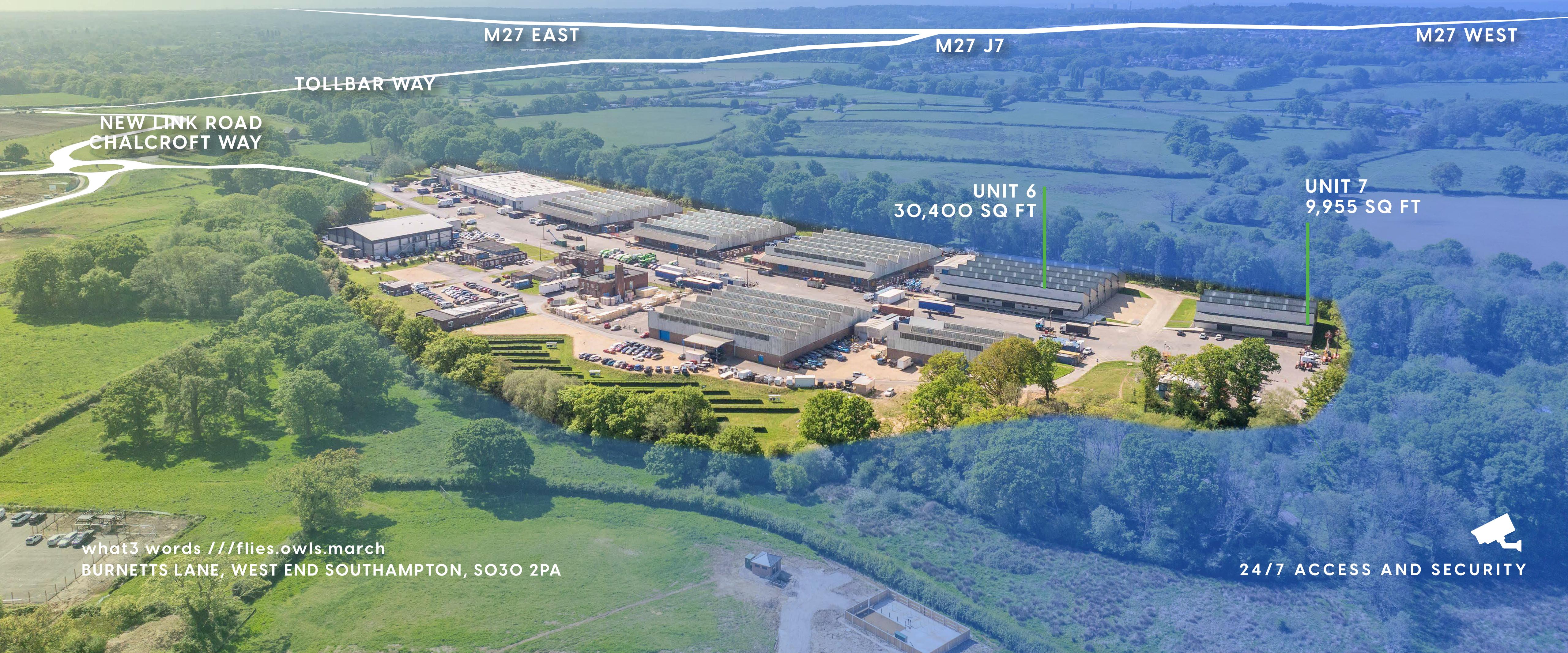




CHALCROFT

BUSINESS PARK

TWO FULLY REFURBISHED
INDUSTRIAL / WAREHOUSE UNITS
AVAILABLE NOW
SUPERBLY CONNECTED TO M27 VIA
NEW LINK ROAD



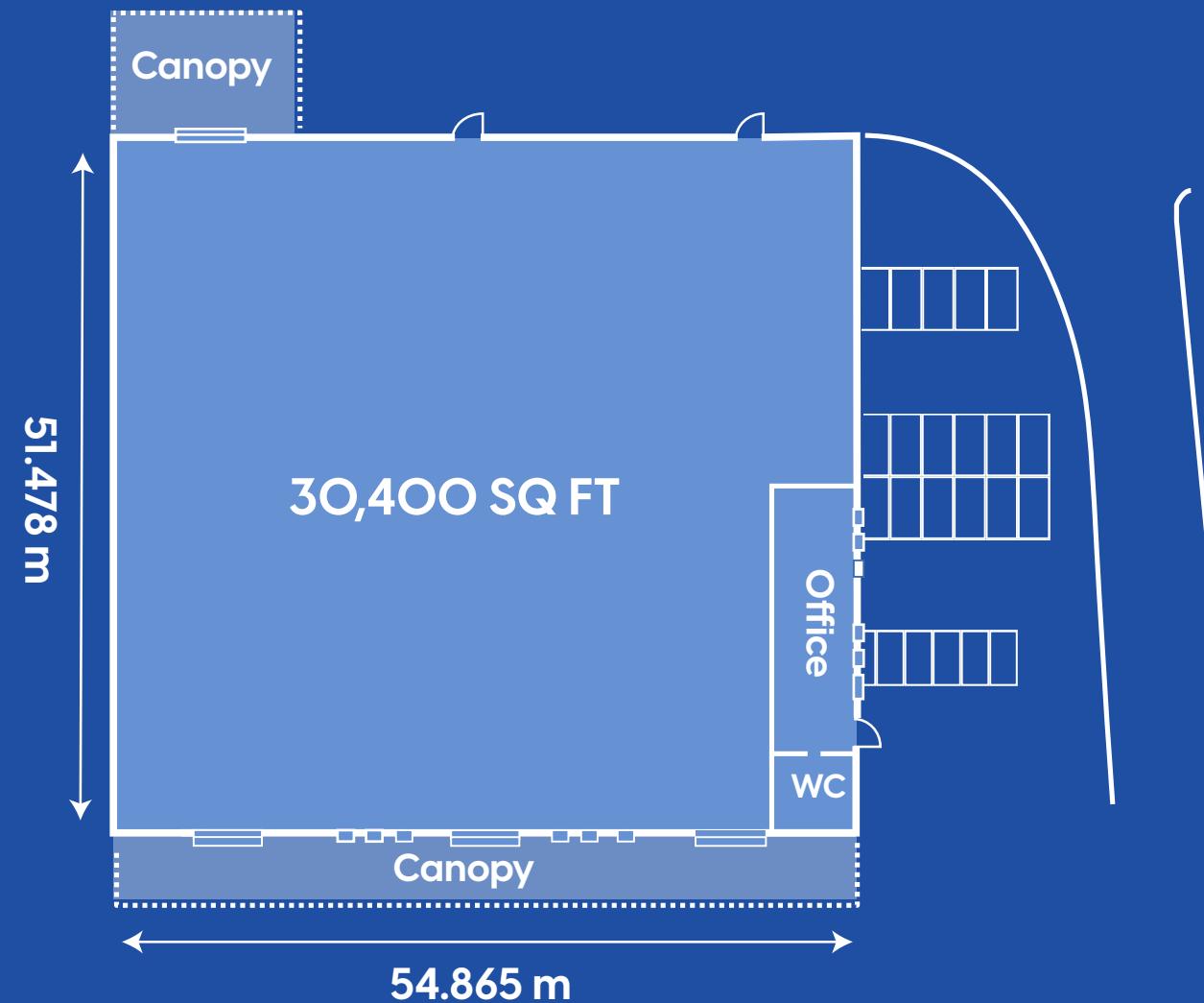
what3words // flies.owl.s.march
BURNETTS LANE, WEST END SOUTHAMPTON, SO30 2PA

24/7 ACCESS AND SECURITY

Floorplans not to scale. For indicative use only.

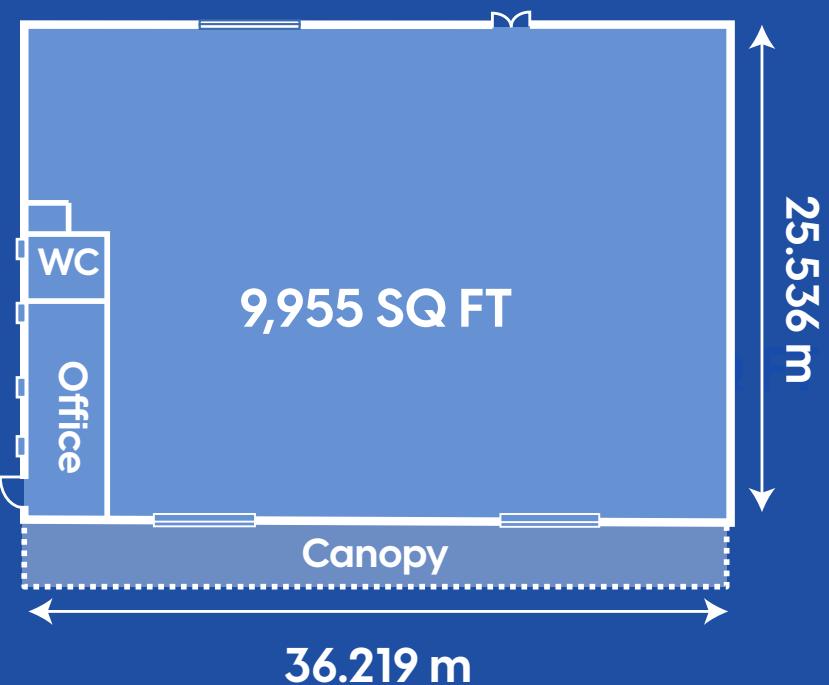
UNIT 6:

1X LEVEL ACCESS LOADING DOOR
3X TAILGATE CANOPY



UNIT 7:

1X LEVEL ACCESS LOADING DOOR
2X TAILGATE CANOPY



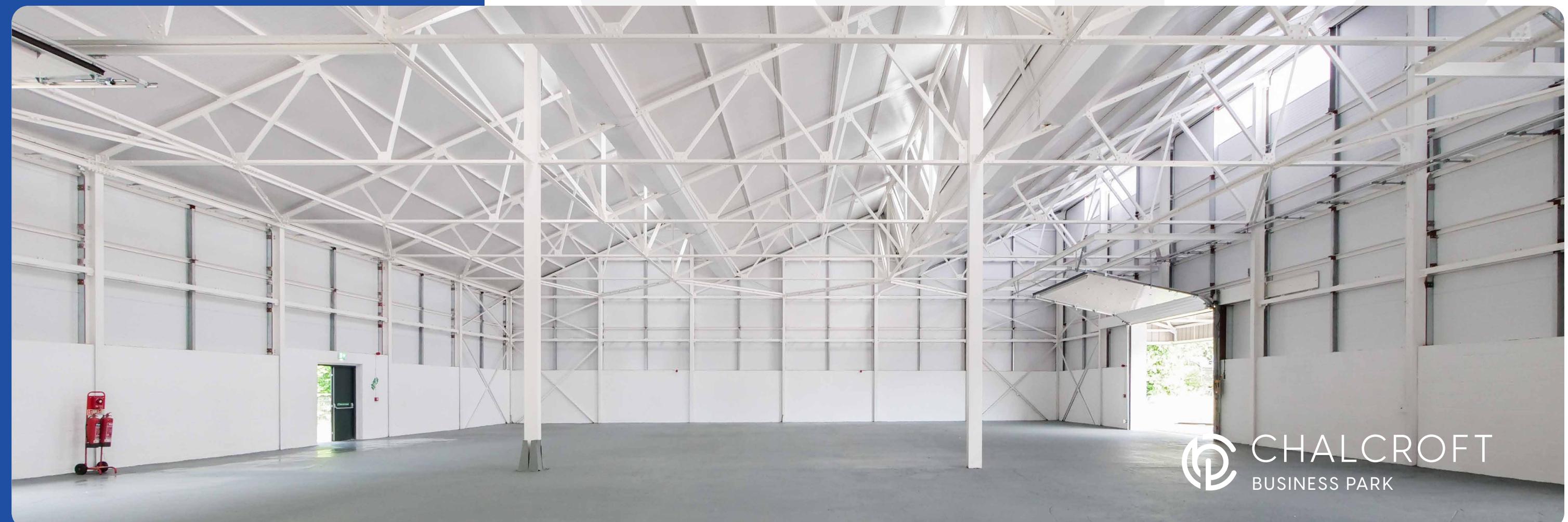
SCHEDULE OF ACCOMMODATION

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

BURNETTS LANE, WEST END SOUTHAMPTON, SO30 2PA
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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
- TAILGATE AND LEVEL ACCESS LOADING
- SOLAR POWERED ENERGY



CHALCROFT
BUSINESS PARK



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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CHALCROFT
BUSINESS PARK



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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:**



CHALCROFT
BUSINESS PARK

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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