

# TO LET



# B7 MILLBROOK CLOSE

CHANDLERS FORD, SOUTHAMPTON, SO53 4BZ



Modern Office  
Accommodation



Air Conditioning



Large Yard  
Area



3.9m x 4.3m  
Loading Door



13 Allocated  
Car Spaces



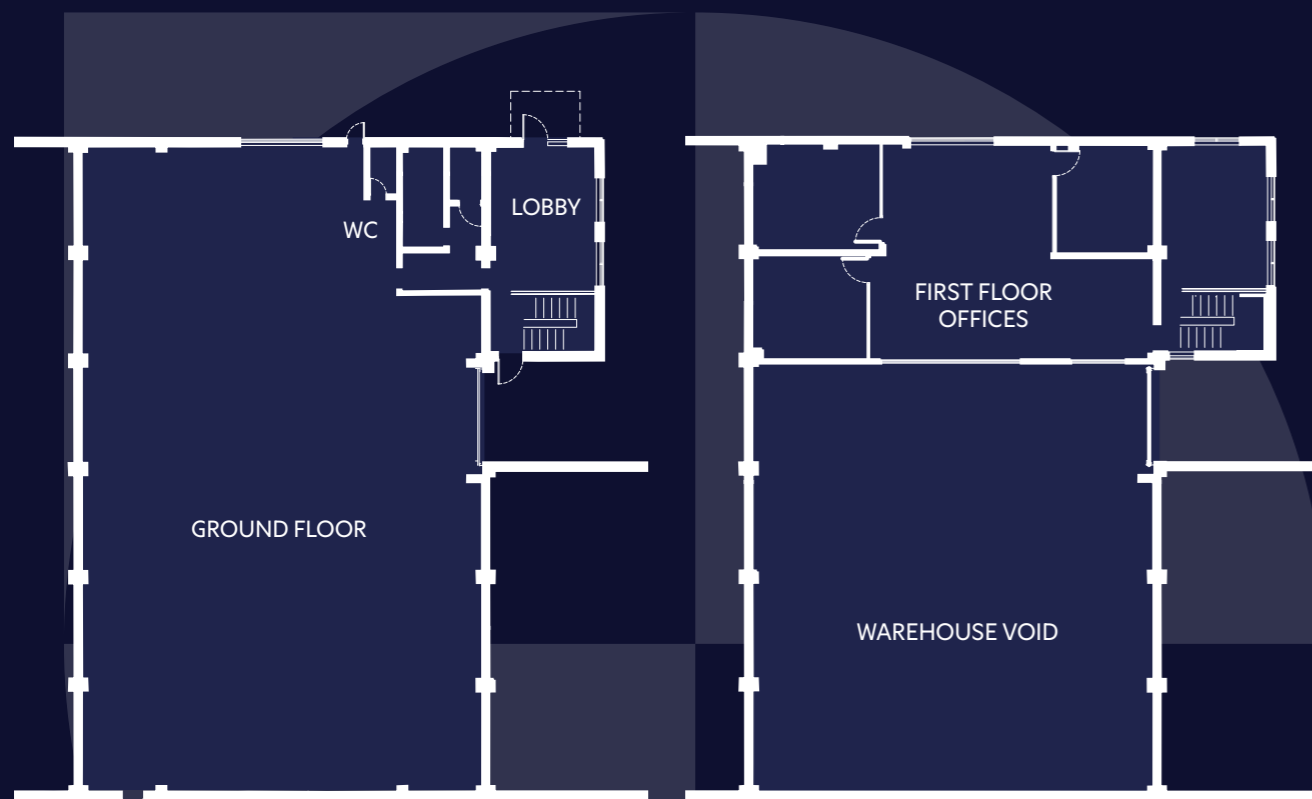
4.7m Eaves  
Height

**Fully refurbished  
warehouse and  
office unit.**

**7,675 sq ft**

# MODERN FACILITIES FOR BUSINESS

Unit B7 has been fully refurbished to an excellent standard and offers a steel portal frame warehouse/factory with insulated profile metal sheet roof with daylight panels. Newly configured open plan offices at ground and first floor level and DDA compliant WC facilities.



## SCHEDULE OF ACCOMMODATION

	<b>SQ FT</b>	<b>SQ M</b>
Factory / Warehouse	5,009	465
Ground Floor Offices	425	39
First Floor Offices	2,241	209
<b>TOTAL</b>	<b>7,675</b>	<b>713</b>

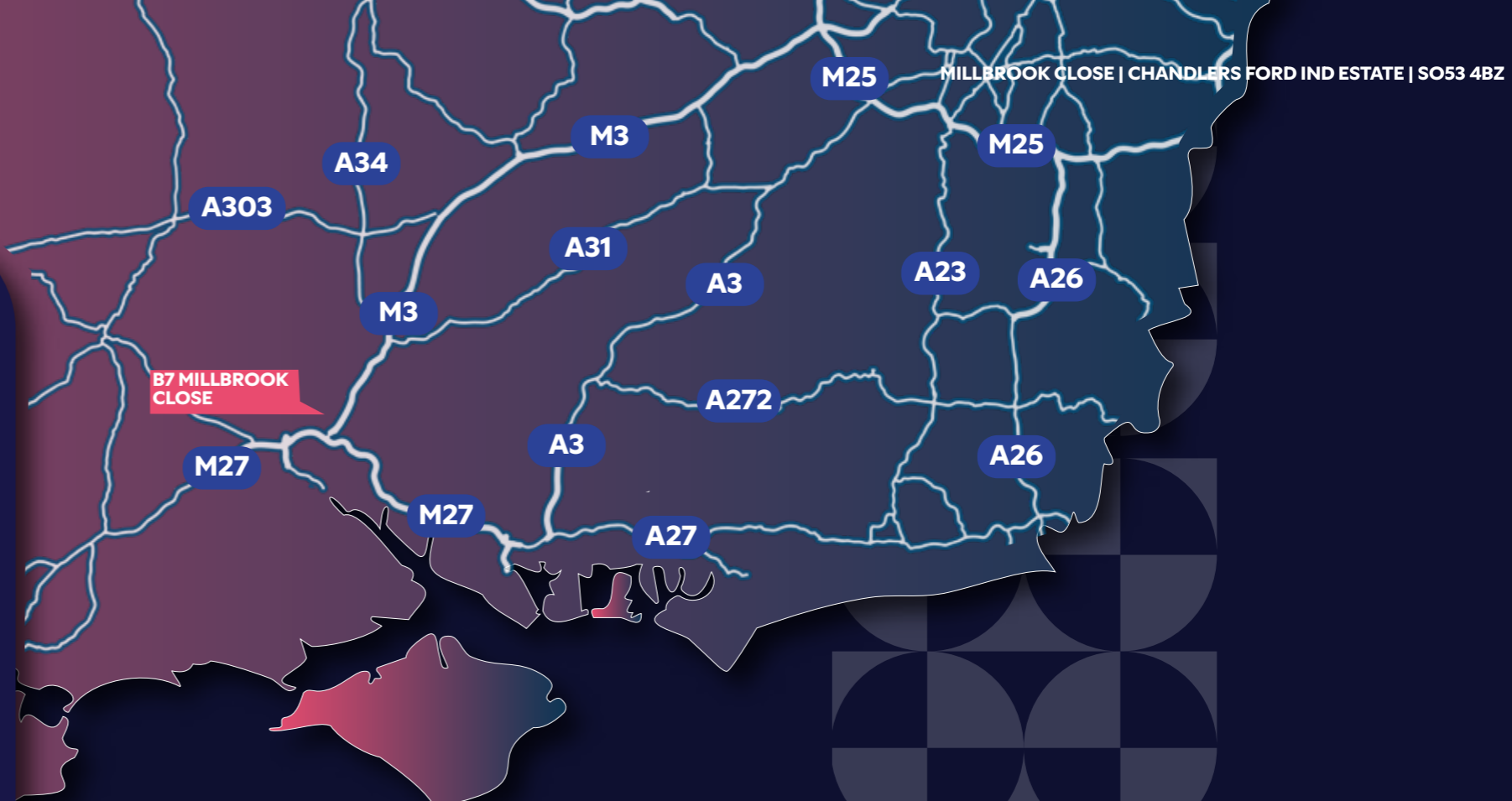
# PREMIER TRADE LOCATION

Chandlers Ford is a large sub district of Southampton. The property is situated on the popular Chandlers Ford Trading Estate, which houses a variety of commercial buildings, retail and office and warehousing. There are a number of convenient food, drink and shopping facilities nearby, along with good travel connections.



# EXCELLENT CONNECTIONS

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.



  
M27 AND M3  
WITHIN 2.5 MILES.

  
MAINLINE RAIL SERVICE  
TO LONDON IN 1 HR

  
SOUTHAMPTON  
AIRPORT 2 MILES

## DRIVE TIMES

	MILES	MINS
M3	1.5	4
M27	3	7
Southampton Airport	4	11
Southampton Docks	7	24
London	50	60



**B7****MILLBROOK CLOSE****TERMS:**

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

**CONTACT:**

Viewing by appointment only:

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