



UNIT 7 PHOENIX PARK, EASTLEIGH, SO50 6PQ

INDUSTRIAL / WAREHOUSE TO LET

1,540 SQ FT (143.07 SQ M)



**Vail
Williams**

Summary

MODERN INDUSTRIAL UNIT - TO LET

Available Size	1,540 sq ft
Rent	£18,000 per annum
Rates Payable	£4.08 per sq ft Interested parties are advised to make their own enquiries with the Valuation Office.
Rateable Value	£11,500
EPC Rating	D (99)

- Established location
- Prime industrial estate
- Easy access to M27 and M3
- Allocated car parking
- 3m x 3.43m loading door
- 4.6m useable eaves



Location



Unit 7 Phoenix Park,
Chickenhall Lane, Eastleigh,
SO50 6PQ

Phoenix Park is located on the established Chickenhall Lane Industrial Estate on the east side of Eastleigh town centre. Access to the M27 is available via Southampton Road to Junction 5 and Junction 13 of the M3 is also within 2 miles.





Further Details

Description

Unit 7 comprises a modern terraced unit of portal frame construction with brick and clad elevations within a small estate, in a well-established industrial location.

The unit can be accessed from the front directly off Chickenhall Lane via a pedestrian door, and to the rear via a pedestrian door and an up & over roller shutter door. There is also an outside loading area.

Specification

Reception area

Loading door

4.6m eaves

3 phase electricity

Mezzanine

Loading area

3 car parking spaces

Viewings

Strictly by appointment through the sole agent.

Terms

A new FRI lease to be negotiated with the landlord.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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