



**UNIT 3 TRAFALGAR CLOSE, CHANDLERS FORD, SO53  
4BW**

**INDUSTRIAL / WAREHOUSE TO LET / FOR SALE**  
6,298 SQ FT (585.10 SQ M)





# Summary

## INDUSTRIAL WAREHOUSE & SHOWROOM TO LET / FOR SALE

Available Size	6,298 sq ft
Rent	£97,995 per annum
Price	£1,100,000
EPC Rating	E (117)

- Upgraded insulated roof
- Upgraded loading doors
- Upgraded cladding to front elevation
- Upgraded WCs
- Comfort cooling/heating
- Mezzanine floors



# Location



**Unit 3 Trafalgar Close,  
Chandlers Ford, SO53 4BW**

Trafalgar Close is situated on an established industrial estate located off School Lane in Chandlers Ford and within easy reach of Southampton Airport Parkway and docks.

Chandlers Ford/Eastleigh has excellent connectivity with The M3, M27 and A27 all close by.







# Further Details

## Description

The building is of traditional steel portal frame construction with part brick and steel profile clad elevations under an insulated steel profile roof.

Believed to be constructed in the early 1990's. The unit occupies a prominent position on the corner of Trafalgar Close and School Lane – the arterial route through the industrial estate -with Henty Trucks located opposite.

The unit has forecourt loading and car parking to two elevations with a lean-to to the side elevation and container storage.

The unit has been used as an office furniture showroom and distribution centre for over 20 years.

## Viewings

Strictly by appointment through the sole agent.

## Terms

The unit is available for sale or to let on a new full repairing and insuring lease for a term to be agreed.

## VAT

We are advised the building is not elected for VAT, but we recommend this is confirmed prior to purchase or lease.

## Legal Costs

Each party to bear their own costs.

## AML

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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,726	439.06	Available
1st	1,562	145.11	Available
Mezzanine	3,165	294.04	Available
<b>Total</b>	<b>9,453</b>	<b>878.21</b>	





## Enquiries & Viewings



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