



Includes 3,169 sq ft mezzanine

UNIT 3 TRAFALGAR CLOSE, CHANDLERS FORD, SO53 4BW

INDUSTRIAL / WAREHOUSE TO LET / FOR SALE
9,443 SQ FT (877.28 SQ M)



Summary

INDUSTRIAL WAREHOUSE & SHOWROOM TO LET / FOR SALE

Available Size	9,443 sq ft
Rent	£97,995 per annum
Price	£1,250,000
EPC Rating	E (117)

- Total size includes 3,169 sq ft mezzanine
- Upgraded insulated roof
- Upgraded loading doors
- Upgraded cladding to front elevation
- Upgraded WCs
- Comfort cooling/heating



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.

Occupiers in the vicinity include Hendy Trucks, DHL, Flip Out and Selwood.





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 on 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. You can also contact us using WhatsApp on 02380 820900.

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.

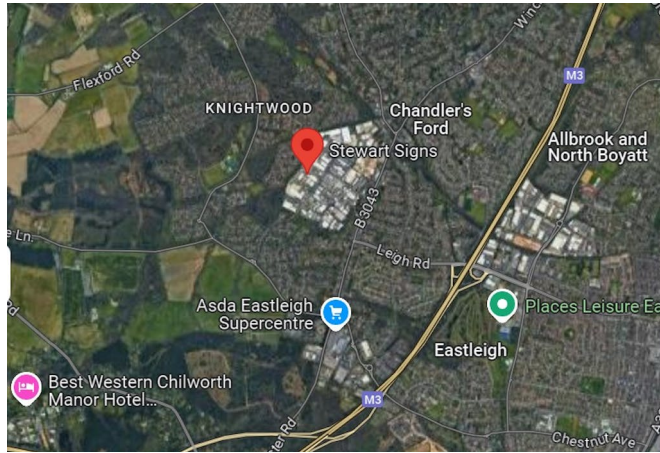
AML

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 (all floor areas are approximate and measured to GIA in accordance with the RICS Property Measurement - 2nd edition - incorporating RICS Code of Measuring Practice - 6th edition).

Name	sq ft	sq m
Ground	4,726	439.06
1st	1,548	143.81
Mezzanine	3,169	294.41
Total	9,443	877.28





Enquiries & Viewings



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[View on our website](#)