



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Trade Counter, Warehouse
TO LET



Unit 20, Chancerygate Business Centre, Southampton, SO15 0AE

Modern End of Terrace Unit With First Floor Platform

Summary

Tenure	To Let
Available Size	2,874 sq ft / 267 sq m
Rent	£30,000 per annum
Rates Payable	£3.43 per sq ft
Rateable Value	£19,250
EPC Rating	Upon Enquiry

Key Points

- Refurbished to a high standard
- Min eaves 7.67m
- Electrically operated up and over loading door
- First floor platform (4.58m clear height underneath)
- Centrally located & close to A33
- Parking



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Description

Chancerygate Business Centre forms a part of a purpose built development scheme comprising of 20 industrial/warehouse units built in 2007. Unit 20 is located on the end of a terrace of three industrial warehouse units adjacent to Manor House Avenue. Access to the property is either via an electrically operated loading door or through the personnel entrance leading to the ground floor warehouse. The first floor comprises a small kitchenette and open plan platform, which could be adapted to form an office or use for industrial/storage purposes. There is parking to the front of the unit.

Location

The unit is located on Chancerygate Business Centre in a prime position adjacent to Southampton City Docks. The property is accessed off the A3024 dual carriageway, which provides easy access to the city centre and the M271 Motorway leading to the M27 (J3) and M3 (J4).

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Warehouse	2,142	199	Coming Soon
1st - Store/office	732	68.01	Coming Soon
Total	2,874	267.01	

Specification

Min. eaves height 7.65m
Electrically operated up & over loading door (h. 4.03m x w.3.49m)
First floor platform + kitchen area
Ground floor W.C. & wash hand basin
10% roof lights
LED lighting
Allocated parking
3 phase power
Gas space heater
Airlines

Terms

Available of a new full, repairing and insuring lease for a term to be agreed.

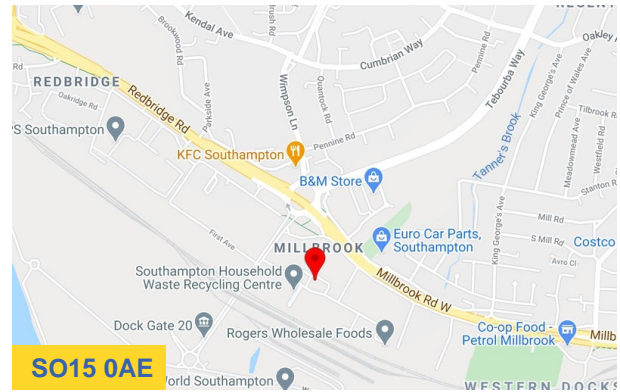
Business Rates

Rateable value: £19,250

Source: voa.gov.uk You are advised to confirm the rates payable with the local council before making a commitment

Other Costs

Each party to be responsible for their own legal costs incurred in the transaction.
A deposit may be required subject to referencing.
Please be aware there is an Estate Service Charge currently running, further details upon request.
VAT is applicable.



Viewing & Further Information

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