

COMMERCIAL PROPERTY

**MODERN TWO STOREY BUSINESS
UNIT**

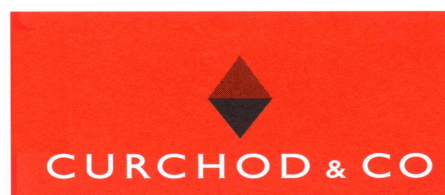
**TO LET
ON FLEXIBLE TERMS**

1,828 SQ FT (169.8m²)






**UNIT 17, MONKSBROOK INDUSTRIAL PARK,
SCHOOL CLOSE, CHANDLERS FORD ESTATE,
EASTLEIGH, HAMPSHIRE,
SO53 4RA**

Telephone: 01932 823614 Fax: 01932854370



Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.

CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

<p>Location:</p>	<p>Terms: (Subject to Contract)</p>												
<p>The premises are situated on the Monksbrook Industrial Park forming part of the well established Chandlers Ford Industrial Estate approximately 1.5 miles from junction 13 of the M3. The M3 connects with the M27 approximately 3 miles to the south, good road connections are therefore available throughout the area.</p>	<p>The property is available on a new full repairing and insuring lease for a term to be agreed subject to regular rent reviews.</p> <p>Alternatively, by means of an "Easy in, Easy out" Licence Agreement for a minimum term of 6 months determinable on 3 months prior written notice.</p>												
	<p>Rent:</p> <p>£12,500 exclusive of rates and service charge</p> <p>Business Rates:</p> <table border="0"> <tr> <td>Rateable Value</td> <td>£8,600</td> </tr> <tr> <td>Rates Payable</td> <td>£3,973 pa</td> </tr> </table> <p>UBR 46.2p in the £ (2008-2009)</p>	Rateable Value	£8,600	Rates Payable	£3,973 pa								
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<p>Accommodation:</p>	<p>Legal Costs / VAT:</p>												
<p>This purpose built two storey light industrial unit has been fitted out to provide offices, stores and workshop area on the ground floor together with individual offices above. The property has the benefit of full height loading door together with dedicated parking on the forecourt.</p>	<p>Each party to bear their own legal costs.</p> <p>Prices are quoted exclusive of VAT which may be charged.</p>												
<p>Floor areas:</p>	<p>Viewing & Further Information:</p>												
<p>The property has been measured on the basis of gross internal areas and the approximate dimensions are as follows:-</p> <table border="1"> <thead> <tr> <th>Unit 17</th> <th>sq ft</th> <th>m²</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>914</td> <td>84.97</td> </tr> <tr> <td>First Floor</td> <td>914</td> <td>84.97</td> </tr> <tr> <td>Total</td> <td>1,828</td> <td>169.8</td> </tr> </tbody> </table>	Unit 17	sq ft	m ²	Ground Floor	914	84.97	First Floor	914	84.97	Total	1,828	169.8	<p>Strictly by prior appointment through joint agents Curchod & Co and Holloway Iliffe & Mitchell.</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="769 1706 1129 1892">  <p>HOLLOWAY ILIFFE & MITCHELL 023 9237 7800 www.hi-m.co.uk</p> </div> <div data-bbox="1145 1706 1439 1892">  <p>CURCHOD & CO 01932 823614</p> </div> </div> <p style="text-align: right;">mail@curchodandco.com</p>
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