



Chalcraft Business Park

BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2PA

TO LET

**Industrial Units, Warehouses, Offices and Open Storage/Parking Sites
On Well Located Business Park of Circa 20 ha (50 acres)
Perimeter Security Fence, 24/7 Manned Security & CCTV
Close to Junction 7, M27**

Chalcroft Business Park

Chalcroft Business Park is situated on a 50 acre (20 ha) approx. site which adjoins One Horton Heath. One Horton Heath is a 310 acre mixed residential and commercial development. Chalcroft Business Park will benefit from full access via a new relief road. Improvements on the Business Park include a newly built unit for Owtons Wholesale Butchers.

The Business Park provides 22 separate units ranging from 1,000 ft² to 35,000 ft² with a total floor area of circa 265,000 ft². The scheme has several distinct characteristics as follows:

- 24/7 manned security plus a secure site fenced on all sides/bounded by the railway line and with security checks on entry
- Good car parking and ad hoc storage in the communal areas
- Some of the power produced on site from the solar farm is used for the units which will assist with environmental credentials
- The landlord has recently upgraded the services for the site
- Landscaped/undeveloped areas which provide an attractive environment and a facility for staff
- Very active onsite management and maintenance of services and amenities



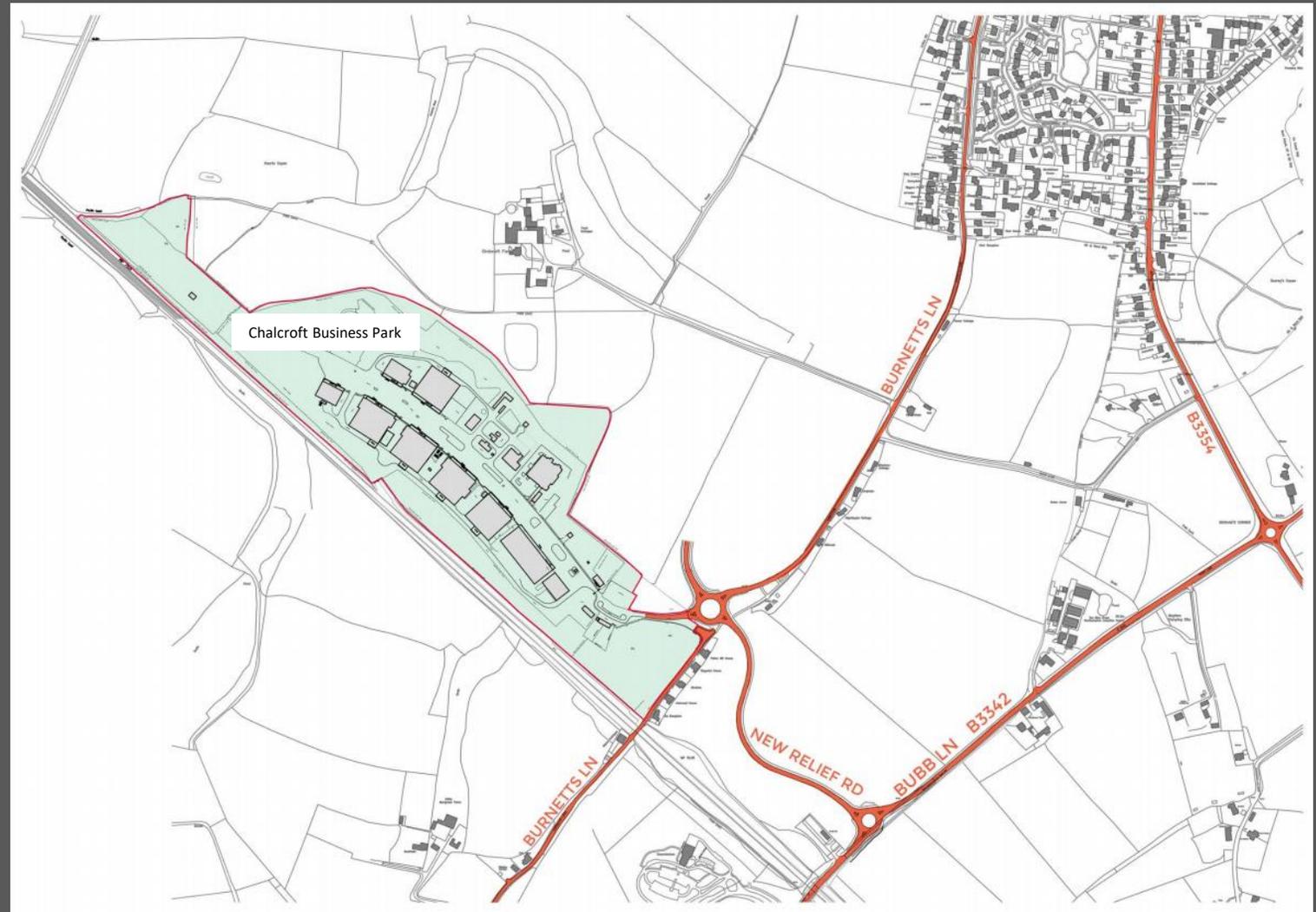


Aerial View of Chalcroft Business Park Showing New Relief Road

Chalcroft Business Park: New Relief Road

A new relief road is in construction. This will connect to Burnetts Lane (just outside the entry to Chalcroft Business Park) and connect to Bubb Lane in the east.

This road will significantly improve access to the park and provide a modern standard highway connecting to Tollbar Way, north of Hedge End and within 2 miles of Junction 7, M27. The road will also extend to allow easier access to the north.



New Relief Road Under Construction – Completion Due March 2021 – Improving Direct Access to Chalcroft Business Park



Aerial View of Chalcroft Business Park

Availability: Open Parking Areas

- Fenced to suit open storage sites
- Grasscrete and gravel surfaced
- Power and water to each site
- Portacabins to Area 1
- Infrared CCTV along access road linked to Guardhouse

Open Parking Areas	Sq Ft	Sq M
Area A2	7,212	670
Area B	28,255	2,625
Area 1	16,413	1,525

The above areas are approximate as per the adjacent plan, for indicative purposes, subject to final measurement.



OPA Plan



Example of Parking Surface

Availability – Unit 4C Chalcroft Business Park

Unit 4c Chalcroft Business Park comprises fully refurbished offices including store, kitchen and WCs. Car parking is available and there is the option to include an adjoining compact hardstanding parking area in addition.

Specification

- Suspended ceiling
- Recessed lighting
- Store
- Kitchen
- WC



Floor Area (Approximate)	Sq Ft	Sq M
Offices	637	59.18
Optional Compact Hardstanding Parking Area	6,004	557.59
Total Floor Area	6,641	616.77

The above areas are approximate, for guidance only, subject to final measurement.

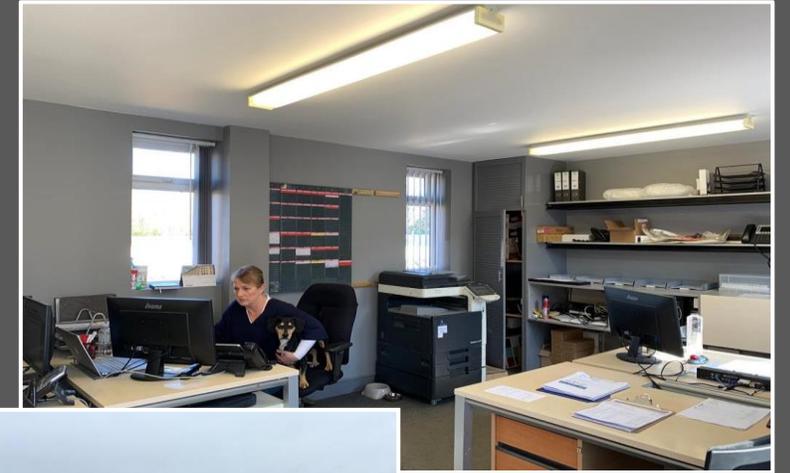


Availability – Unit 11 Chalcroft Business Park

The accommodation comprises a 2,227 ft²/206.91 m² of buildings including workshop, storage and office space. The unit is self-contained with gated access, concrete loading and parking.

Specification

- Roller shutter door - 2.26 m (w) x 2.24 m (h)
- Concrete loading and parking
- Offices
- WCs



Floor Area (Approximate)	Sq Ft	Sq M
Workshop, Stores and Offices	2,227	206.91
Total Floor Area	2,227	206.91

The above areas are approximate, for guidance only, subject to final measurement.





General Estate Access Road and Common Areas



General Estate Access Road and Common Areas

Location

Chalcroft Business Park is located off of Tollbar Way accessed by Burnetts Lane. A new relief road is currently under construction and due for completion in June 2021. The business park has nearby access to Junction 7 of the M27. From this Junction of the M27, access is provided to Junction 5 of the M27 for Southampton Airport and Southampton Airport Parkway Railway Station (providing regular main line service to London Waterloo) and Junction 4 for access to the M3 & A34. The M27 also provides access to the South Hampshire Corridor of Southampton to Portsmouth.

Terms & Rent

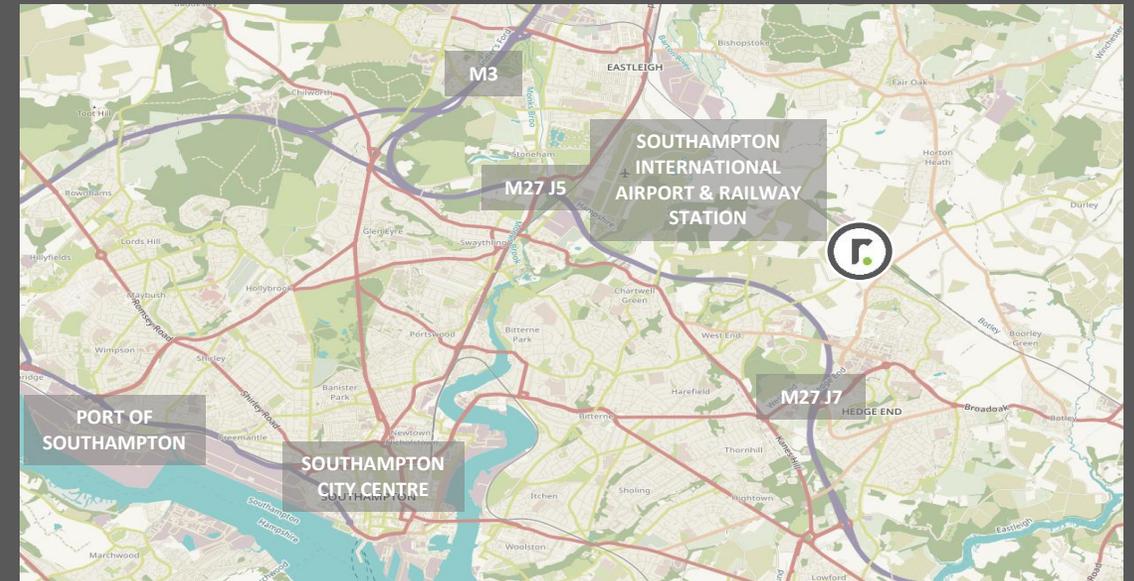
- Unit 4c is available to let at a rent of £12,500 pax. The rent is £27,500 pa if the adjoining yard and parking area is to be included.
- Unit 11 is available to let at a rent of £17,250 pax.
- Open Parking Areas - quoting rent £2.50 per sq ft

All units and parking areas are available on flexible length short-term leases for up to 5 years or longer by negotiation.

Business Rates

Prospective tenants are advised to make their own enquiries to the Local Authority, Eastleigh Borough Council.

Destinations	Miles
Junction 7, M27	2.9
Southampton Airport/Southampton Airport Parkway Station	5
Port of Southampton	7.7
M3	8.4
Portsmouth	18.4



Chalcroft Business Park, Burnetts Lane West End, Southampton

SAT NAV: SO30 2PA

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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