



8 Brickfield Lane

CHANDLERS FORD INDUSTRIAL ESTATE, EASTLEIGH, SO53 4DP



**TO LET**

**Detached Industrial/Warehouse with Secure Yard**

**On a Secure, Self-Contained Site of 2.25 acres**

**Excellent Motorway Links to M3 & M27**

**44,882 sq ft (4,169 sq m)**

**Plus 8,690 sq ft (807 sq m) Loading Bay**

## Description

The property is a detached warehouse situated on its own secure, self-contained site with gated yard and parking area. Access to the warehouse is via 15 covered dock level loading doors, which in turn lead into the main clear span warehouse area. The office accommodation is situated at the front of the property providing a mix of open plan and cellular office space.

## Specification

- 6.2m Minimum Eaves
- Clear Span Warehouse
- 15 Covered Dock Level Loading Doors Including 3 with Telescopic Plates
- Secure Yard with Parking
- Offices
- Excellent Motorway Links to M3 and M27
- EPC Rating – D88
- Estate Occupiers include Hendy Ford, Coopervision, VES and GE Aviation

\*Some images contained within this brochure are from archive, taken prior to previous occupation.\*



Floor Area	Sq Ft	Sq M
Warehouse	41,878	3,890
Offices	3,004	279
<b>Total Floor Area</b>	<b>44,882</b>	<b>4,169</b>
Loading Bay	8,690	807



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## Location

The property is located on the established Chandlers Ford Industrial Estate with excellent links to both Junctions 12 & 13, M3 and Junction 5, M27 motorways. Eastleigh town centre is approximately 1 mile to the east and Southampton city centre approximately 5 miles south.

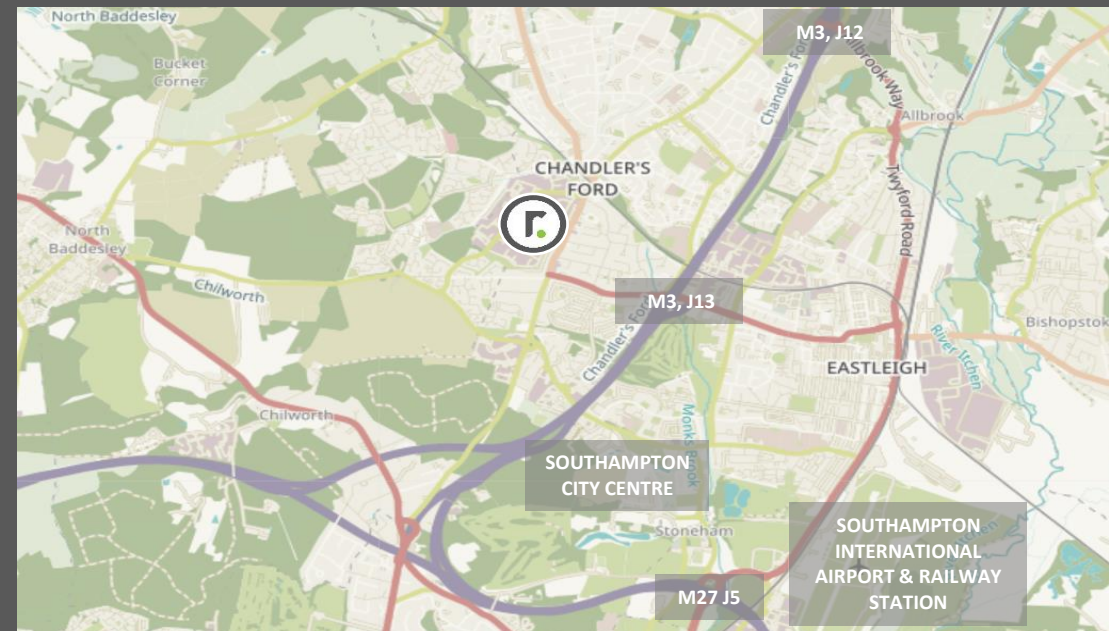
## Terms

The property is available on a new full repairing and insuring lease for a term to be agreed at a quoting rent of £395,000 per annum exclusive.

## Business Rates

Warehouse & Premises £215,000 (<https://www.gov.uk/correct-your-business-rates>). All enquiries to Eastleigh Borough Council.

Destinations	Miles
M3	2.9
M27	3.8
Port of Southampton (Dock Gate 20)	9.4
Southampton Airport & Airport Parkway Railway Station	3.6
Southampton	6.8
Portsmouth	23
A34 (for Midlands and the North)	8.6
London	76



8 Brickfield Lane, Chandlers Ford Industrial Estate, Eastleigh

SAT NAV: SO53 4DP

## VIEWING AND FURTHER INFORMATION

*Viewing strictly by prior appointment*

**Adrian Whitfield**

Realest

023 8202 3999 / 07901 558730

adrian.whitfield@realest.uk.com

**Dan Rawlings**

Lambert Smith Hampton

023 8033 0041/ 07702 809192

DRawlings@lsh.co.uk



**Lambert  
Smith  
Hampton**

**02380 330 041**

**023 8202 3999 • [www.realest.uk.com](http://www.realest.uk.com) • [info@realest.uk.com](mailto:info@realest.uk.com)**

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