

For Sale

Units 11 & 12 Chancerygate Business Centre, Manor House Avenue, Southampton, Hampshire, SO15 0AE

4,062 to 11,413 sq ft (377.37 to 1,060.30 sq m) GIA

- Could be sold as one or two units
- Clear height 5.1m
- 2 electrically operated loading doors
- First Floor fitted offices
- First floor mezzanine



Location

The units are located on Chancerygate Business Centre in a prime position just west of Southampton Western Docks. The units are accessed off A3024 dual carriageway, which provides easy access to the City Centre and M271 motorway leading to the M27 (J3) and M3 (J4).

Specification

Chancerygate Business Centre forms a part of a new purpose built development scheme comprising of 20 industrial/warehouse units. Units 11 & 12 are located within a terrace of three industrial warehouse units backing on to Manor House Avenue. Access to the property is either via an electrically operated loading door or through the personnel entrance, leading to first floor offices, male and female WCs. The first floor comprises a small kitchenette and open plan office accommodation with painted plaster walls, carpeted flooring, and suspended ceiling with florescent lighting. Within Unit 11, there is an installed mezzanine on the first floor which offers further storage for the warehouse space. Both units have 3 phase power.

Description

Amenities

Include:

- 3 phase power
- Mains gas
- Electrically operated loading doors
- First Floor mezzanine
- 13 allocated parking spaces
- Fitted First Floor offices
- 6.4m clear height
- WC's
- Kitchenette at First Floor

Accommodation

Unit 11	sq ft	sq m
Warehouse	3,693	343
First Floor	1,130	105.04
Mezzanine	2,528	234.84
Unit 12		
Warehouse	3,129	290.70
First Floor	933	86.70
Total	11,413	1,060

EPC

This property has been graded as B-B: Unit 11 - 35(B), Unit 12 - 38(B)..

Price

£888,500

Business Rates

Rates Payable (2018/2019): £31,305.50 per annum
(based upon Rateable Value: £63,500 and UBR: 49.3p)



Contacts

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