



Reliant

CHANDLERS FORD, SO53 4ND



Unit 4

40,471 sq ft warehouse

1.65 acre secure yard

TO LET



Office

Description

Unit 4 is a warehouse unit finished to a high quality specification with a self contained 1.65 acre secure yard and good parking.

The unit benefits from ground floor staff canteen/ changing facilities and first floor offices.

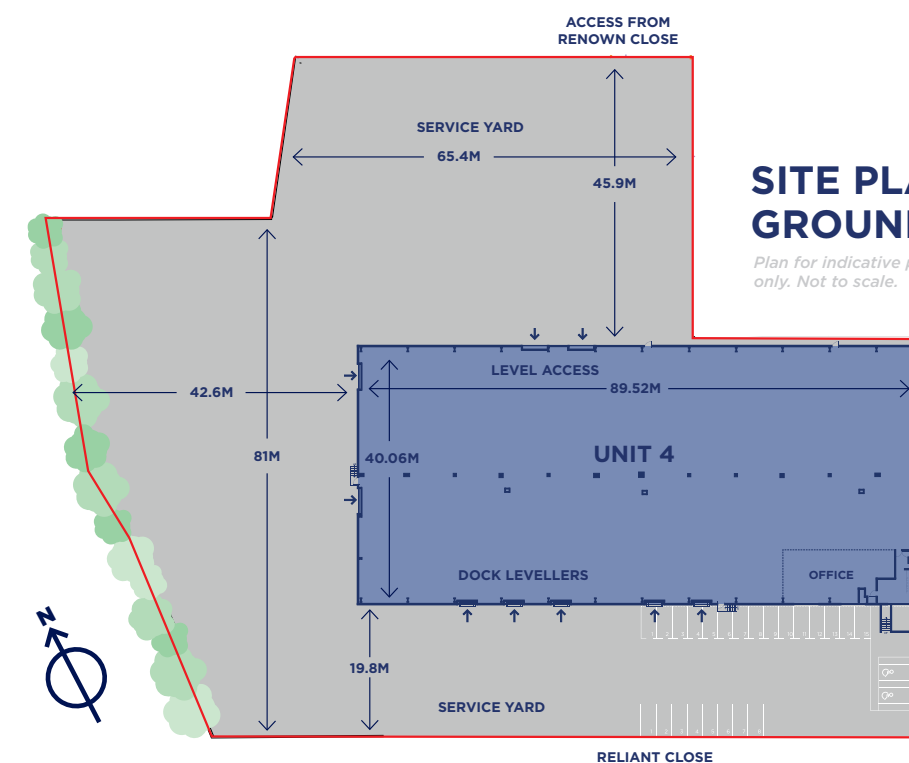
Specification

Warehouse

- 5 dock level loading doors
- 2 tailgate doors
- 2 level access doors
- Highbay warehouse lighting
- CCTV/warehouse power infra structure
- 8m eaves
- 1.65 acre secure yard
- Cross building loading
- Loading canopy
- 10% roof lights
- 130 KVA 3 phase power
- Ground floor WCs
- 75kN/m2 floor loading

Offices

- Air conditioned first floor offices
- WCs
- Ground floor canteen
- Ground floor changing facilities
- Suspended ceilings with LED lighting
- Perimeter trunking
- Electric heating
- 25 parking spaces with potential to create additional if required
- Provision for tenant to install lift to first floor

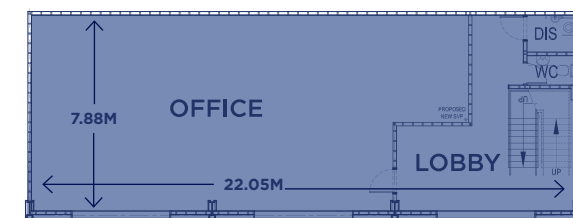


SITE PLAN & GROUND FLOOR

Plan for indicative purposes only. Not to scale.

Accommodation (GIA)	Sq ft	Sq m
Ground floor -		
Warehouse	36,731	3,412.42
Staff/changing	1,870	173.75
First floor -		
Offices	1,870	173.75
TOTAL	40,471	3759.92

1.65 acre secure yard



FIRST FLOOR

Plan for indicative purposes only. Not to scale.



Great location to access the M3 J12/13



Only 15 mins to Southampton Airport



6.5 miles to Southampton Port

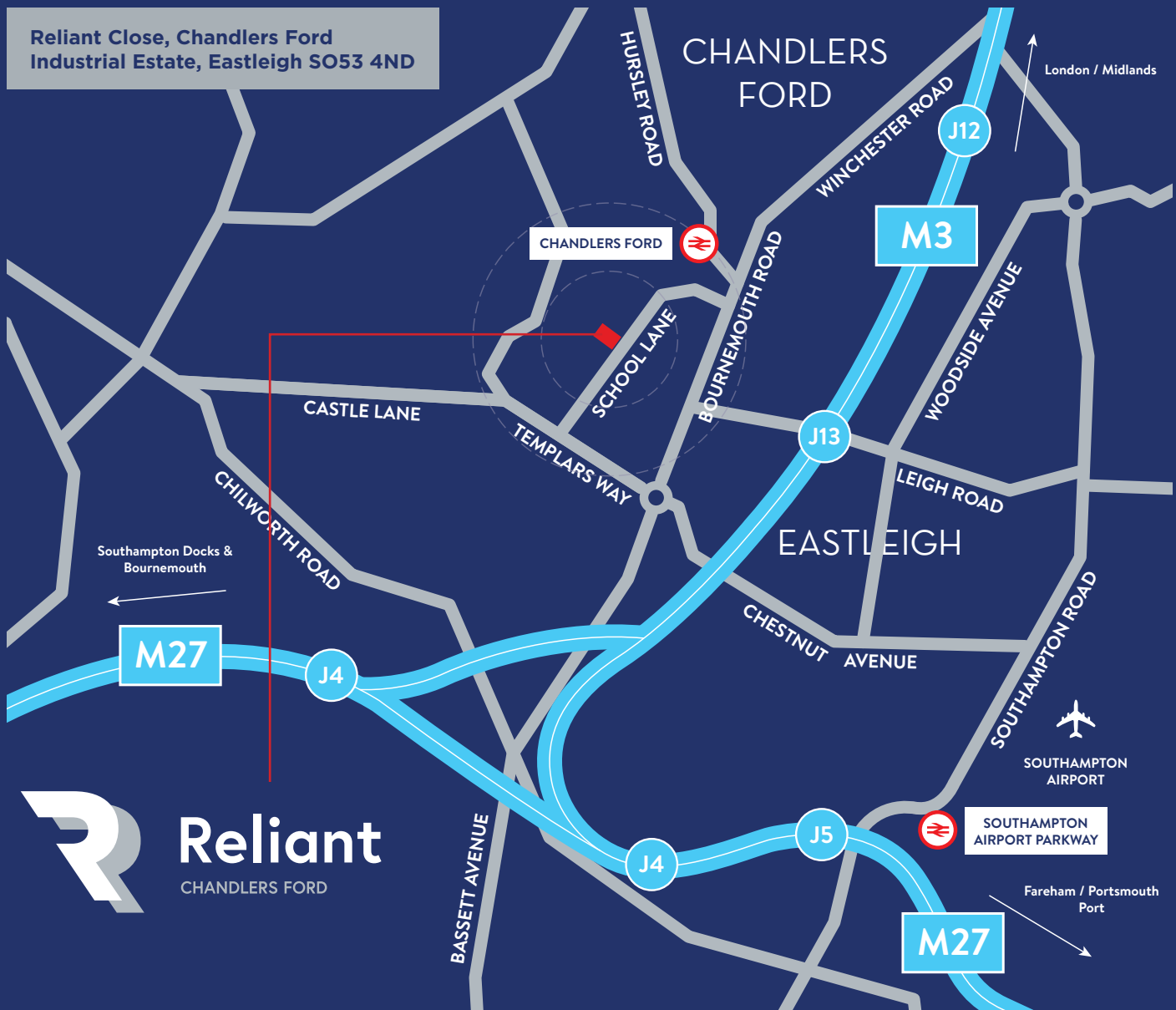


24/7 use



Great transport links to London and the South East





Location

Reliant is located on Reliant Close off School Lane, approximately 1.5 miles from Junction 13 and 2 miles from Junction 12 of the M3. Junction 5 of the M27 is 2 miles away with Southampton Docks approximately 6.5 miles distant.

Being close to the M3/M27 interchange, the property provides excellent road communications throughout the Solent corridor, South Hampshire and via the M3 to London and the A34 to the Midlands.

Viewing and further information

Viewing strictly by prior appointment with the joint agents:

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