



**TRANSPORT & ACCESS**

**By Road**  
 Portsmouth 26 miles  
 Southampton 9 miles  
 Fareham 22 miles  
 Southampton Airport 8 miles  
 Southampton Parkway 8 miles

**By Rail**  
 Waterloo from Southampton Parkway approximately 69 minutes.

**By Air**  
 From Southampton Airport; Flights to most UK airports and other European destinations.

**By Sea**  
 Passenger service available from Portsmouth to Caen, Cherbourg, St Malo and Le Havre.



Fully Refurbished  
 Industrial/Warehouse Units  
 each with self-contained yard

from  
**11,191 - 38,979 SQ FT**  
 (1,040 - 3,621 SQ M)

**TO LET**

**CHANDLERS FORD INDUSTRIAL ESTATE EASTLEIGH HAMPSHIRE SO53 4ND**

**01794 521 511**  
  
 www.warwickmartel.com

**AtisReal**  
 Incorporating Neilson Holt  
**023 8022 8877**  
 www.atisreal.co.uk

A development by  
**KINGMERE LIMITED**

[www.reliantclose.co.uk](http://www.reliantclose.co.uk)

MISREPRESENTATION ACT 1967  
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SOUTH

RELIANT CLOSE

Chandlers Ford Estate is one of the premier estates in the Southampton area, about 1.5 miles from junction 13 M3, 2.5 miles from junction 5 M27 and 5 miles north of Southampton city centre. It is at the heart of the Solent Corridor. The M27 provides excellent road communications throughout south Hampshire and via the M3 to London and the A34 to the Midlands.

**DESCRIPTION**

Modern clear span steel portal frame structures fully refurbished to provide three self contained units.  
Total site area: 3.2 acres (1.3 ha) total.

**SCHEDULE OF AREAS**

UNIT 1	SQ FT	SQ M
Ground Floor	10,310	958
First Floor Office	882	82
<b>Total</b>	<b>11,191</b>	<b>1,040</b>
UNIT 2	SQ FT	SQ M
Ground Floor	23,114	2147
First Floor Office	4674	434
<b>Total</b>	<b>27,788</b>	<b>2,581</b>



**FEATURES**

- New elevations and roofs of profiled steel cladding with insulation to current standards
- New powder coated aluminium double glazed windows, doors and screens
- New electrically operated, insulated sectional loading doors
- New epoxy floor screed to warehouse floors
- Newly fitted offices with new suspended ceilings, recessed Cat 2 lighting, heating, carpeting and skirting trunking
- Newly fitted toilets
- Warehouse height to eaves of 25 ft (7.7m)
- External areas newly topped with high impact tarmac
- Self-contained yards to each unit with separate highway access
- High capacity electrical supply available
- All mains services
- Unit 2 with ground level and dock loading doors

**TERMS**

The buildings are available on new Full Repairing Leases. Full details upon application.

UNIT 1



UNIT 2



UNIT 3

