

UNIT TO LET

8,173 ft² (759m²)



NEWLY
REFUBISHED



OPEN
PLAN OFFICES



SELF CONTAINED
UNIT

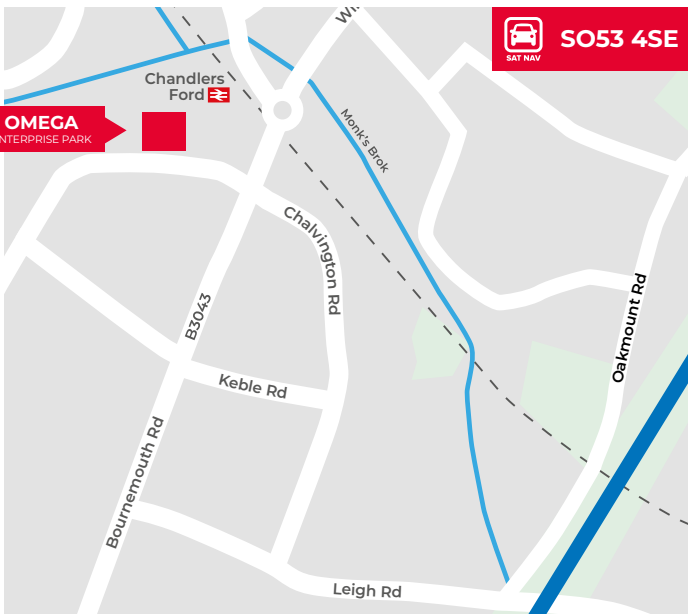
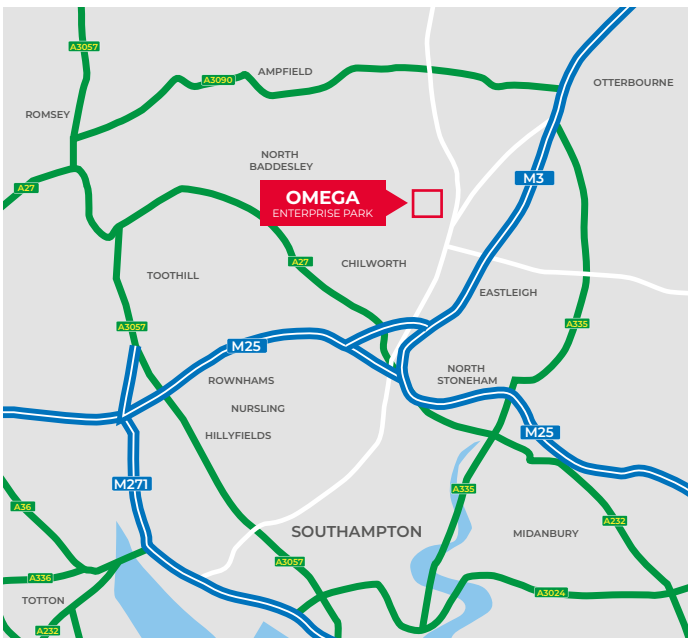


www.ipif.com/omega

FIRST FLOOR OFFICE SUITE TO LET

A2, OMEGA ENTERPRISE PARK
ELECTRON WAY, CHANDLERS FORD, SO53 4SE





LOCATION

The property is situated on the Chandlers Ford Industrial Estate, approximately 6 miles north of Southampton City Centre. The M3 motorway can be accessed either to the north at Jct 12 (2 miles) or to the southeast at the Junction 13 (1.5 miles) and the M27 can be accessed at either Junction 5 or Junction 3 within 2 and 5 miles respectively. Southampton International Airport and Southampton Parkway Station are both within approximately 2 miles and provide regular services to London Waterloo.

DESCRIPTION

The available accommodation is an open plan first floor suite, with a large reception. There are male and female WCs and shower facilities. Externally there are 28 allocated car parking spaces. The premises have been refurbished, including a new suspended ceiling with LED panel lighting

SPECIFICATION

- Newly refurbished
- Open plan offices
- Suspended ceiling
- Male and female WCs
- Shower facilities
- 28 allocated car parking spaces
- LED lighting
- New air conditioning system

UNIT A2	M ²	FT ²
First Floor Office	746	8,036
Ground Floor Reception	13	137
Total	759	8,173



LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC B-31

On behalf of the landlord

IPIF
0800 804 8600
www.ipif.com

Lewis Callanan
lewis.callanan@ipif.co.uk

CBRE
023 8033 8811
www.cbre.co.uk

Nicolas Tutton
nicolas.tutton@cbre.com
07887 563 264
Oliver Sherriff
oliver.sherriff@cbre.com
07919 392 004

HELLIER LANGSTON
02382 022111
hlp.co.uk

Matthew Poppett
matt@hlp.co.uk
07971 824 525
Jason Webb
jason@hlp.co.uk
07989 959 064