

UNITS TO LET

26,990 - 60,170 ft²



UNDERGOING
REFURBISHMENT



DEDICATED
SECURE YARDS



CLOSE PROXIMITY
TO M3 & M27



INDICATIVE



www.ipif.com/bartonpark

AVAILABLE Q3 2026

6N & 6S, BARTON PARK INDUSTRIAL ESTATE
CHICKENHALL LANE, EASTLEIGH SO50 6RR

IPIF

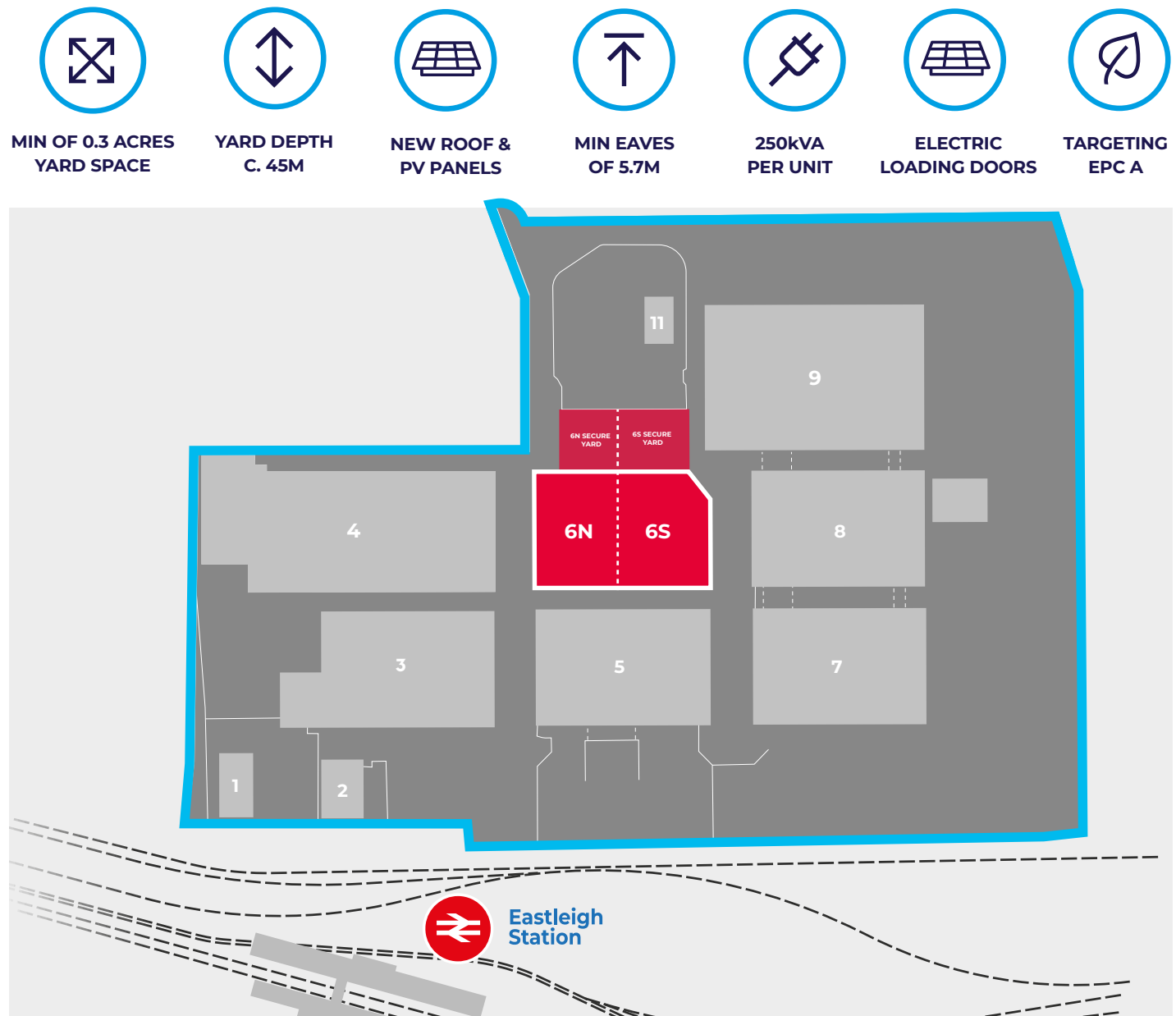
DESCRIPTION

Both Unit 6 (North) & Unit 6 (South) are undergoing a comprehensive refurbishment which will provide each unit with separate services, separate modern offices and secure yards. There is scope to combine both units. Both units will benefit from new roofs, PV panels and from a 0.3 acre secure yard with depth of c. 45m. They will also benefit from dedicated yards and parking areas.

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

| UNIT 6 (N) | FT ² | M ² |
|------------------------|-----------------|----------------|
| Warehouse | 24,371 | 2,264 |
| GF Offices & Ancillary | 1,304 | 121 |
| FF Offices | 1,315 | 122 |
| 6 (N) Total | 26,990 | 2,507 |
| UNIT 6 (S) | FT ² | M ² |
| Warehouse | 32,111 | 2,983 |
| GF Offices & Ancillary | 1,069 | 99 |
| 6 (S) Total | 33,180 | 3,082 |
| COMBINED | 60,170 | 5,589 |



**MIN OF 0.3 ACRES
YARD SPACE**



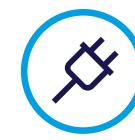
**YARD DEPTH
C. 45M**



**NEW ROOF &
PV PANELS**



**MIN EAVES
OF 5.7M**



**250kVA
PER UNIT**



**ELECTRIC
LOADING DOORS**



**TARGETING
EPC A**

On behalf of the landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Adrian Whitfield
adrian.whitfield@realest.uk.com
07901 558 730
Lauren Udall
lauren.udall@realest.uk.com
07799 623 239



Luke Mort
lmort@lsh.co.uk
07591 384 236
Dan Rawlings
drawlings@lsh.co.uk
07702 809 192

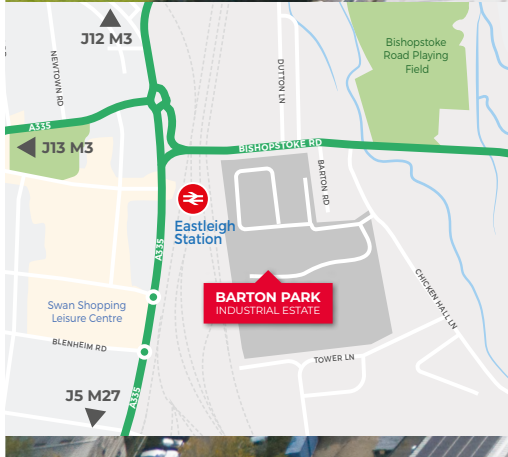
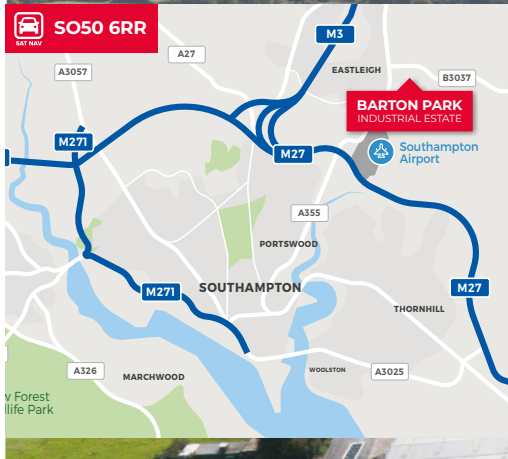
Elise Evans
eevans@lsh.co.uk
07703 393 120



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

LOCATION

Barton Park Industrial Estate is located off Chickenhall Lane which is accessed off the Bishopstoke Road (B3037). The property is a short distance to the east of the A335. In turn the A335 provides access to junction 12 and 13 of the M3 and junction 5 of the M27. Eastleigh is a well-established industrial location with the town centre located approximately 6 miles to the north of Southampton City Centre and 8 miles to the south of Winchester. Eastleigh Station is approximately ½ a mile from the site providing direct access to London Waterloo with a journey time of approximately 1 hour.



On behalf of the landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Adrian Whitfield
adrian.whitfield@realest.uk.com
07901 558 730
Lauren Udall
lauren.udall@realest.uk.com
07799 623 239



Luke Mort
lmort@lsh.co.uk
07591 384 236
Dan Rawlings
drawlings@lsh.co.uk
07702 809 192

Elise Evans
eevans@lsh.co.uk
07703 393 120



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

BARTON PARK INDUSTRIAL ESTATE

CHICKENHALL LANE,
EASTLEIGH,
SO50 6RR

LEASE TERMS

The units are available on new full repairing and insuring leases.

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

EPCs will be reassessed following the completion of the refurbishment works.



On behalf of the landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Adrian Whitfield
adrian.whitfield@realest.uk.com
07901 558 730
Lauren Udall
lauren.udall@realest.uk.com
07799 623 239



Luke Mort
lmort@lsh.co.uk
07591 384 236
Dan Rawlings
drawlings@lsh.co.uk
07702 809 192

Elise Evans
eevans@lsh.co.uk
07703 393 120



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

UNITS TO LET

60,000 - 96,000 ft²



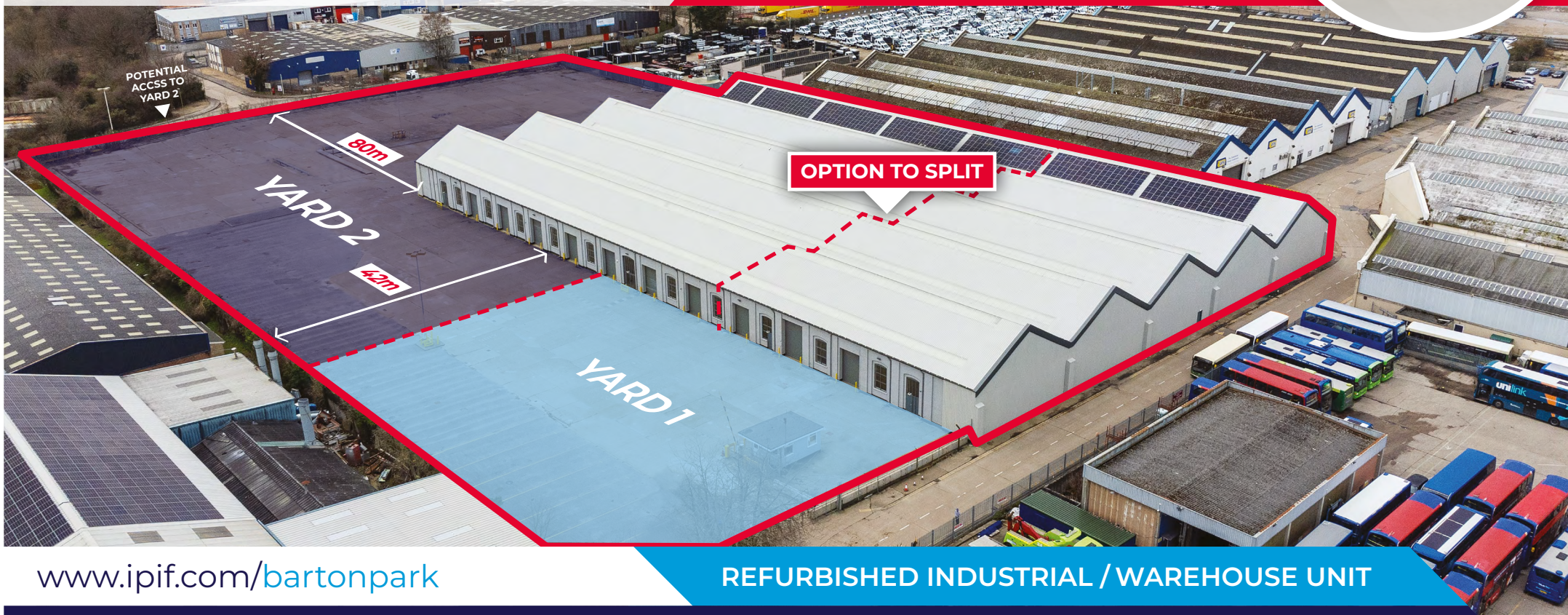
3.45 ACRE
SECURE YARD



PV ROOF
PANELS



BRAND
NEW ROOF



www.ipif.com/bartonpark

REFURBISHED INDUSTRIAL / WAREHOUSE UNIT

UNIT 9, BARTON PARK INDUSTRIAL ESTATE
CHICKENHALL LANE, EASTLEIGH SO50 6RR

IPIF



BARTON PARK

INDUSTRIAL ESTATE

CHICKENHALL LANE,
EASTLEIGH SO50 6RR

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

| UNIT 9 | FT ² | M ² | EPC |
|----------------|-----------------|----------------|------|
| Warehouse | 96,856 | 8,998 | B-50 |
| 3.45 Acre Yard | 150,282 | 13,962 | |

DESCRIPTION

The property is a detached industrial/warehouse unit with large 3.45 acre secure self-contained yard that has a maximum depth of 80m.



SPECIFICATION

- New roof and PV panels
- Loading on two sides with 13no. ground level loading doors
- 9 electric shutters from 3m (w) x 4.27m (h)
- 5.98m to underside of roof truss
- 3 phase power supply
- Concrete floor
- 3.45 acre secure yard (maximum depth of 80m)
- Suitable for 10,725 Euro Pallets or 7,150 UK Pallets



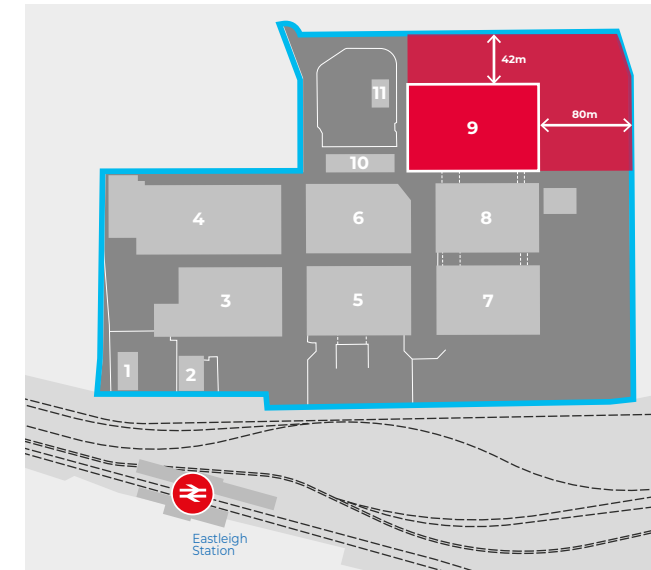
PV ROOF
PANELS



3 PHASE
POWER SUPPLY



5.98 M EAVES
HEIGHT



On behalf of the landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Adrian Whitfield
adrian.whitfield@realest.uk.com
07901 558 730
Lauren Udall
lauren.udall@realest.uk.com
07799 623 239



Luke Mort
lmort@lsh.co.uk
07591 384 236
Dan Rawlings
drawlings@lsh.co.uk
07702 809 192

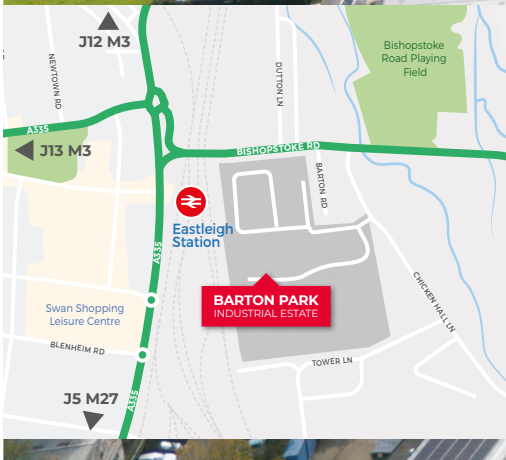
Elise Evans
eevans@lsh.co.uk
07703 393 120



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

LOCATION

Barton Park Industrial Estate is located off Chickenhall Lane which is accessed off the Bishopstoke Road (B3037). The property is a short distance to the east of the A335. In turn the A335 provides access to junction 12 and 13 of the M3 and junction 5 of the M27. Eastleigh is a well-established industrial location with the town centre located approximately 6 miles to the north of Southampton City Centre and 8 miles to the south of Winchester. Eastleigh Station is approximately ½ a mile from the site providing direct access to London Waterloo with a journey time of approximately 1 hour.



On behalf of the landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Adrian Whitfield
adrian.whitfield@realest.uk.com
07901 558 730
Lauren Udall
lauren.udall@realest.uk.com
07799 623 239



Luke Mort
lmort@lsh.co.uk
07591 384 236
Dan Rawlings
drawlings@lsh.co.uk
07702 809 192

Elise Evans
eevans@lsh.co.uk
07703 393 120



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

BARTON PARK

INDUSTRIAL ESTATE

CHICKENHALL LANE,
EASTLEIGH,
SO50 6RR

LEASE TERMS

The units are available on new full repairing and insuring leases.

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

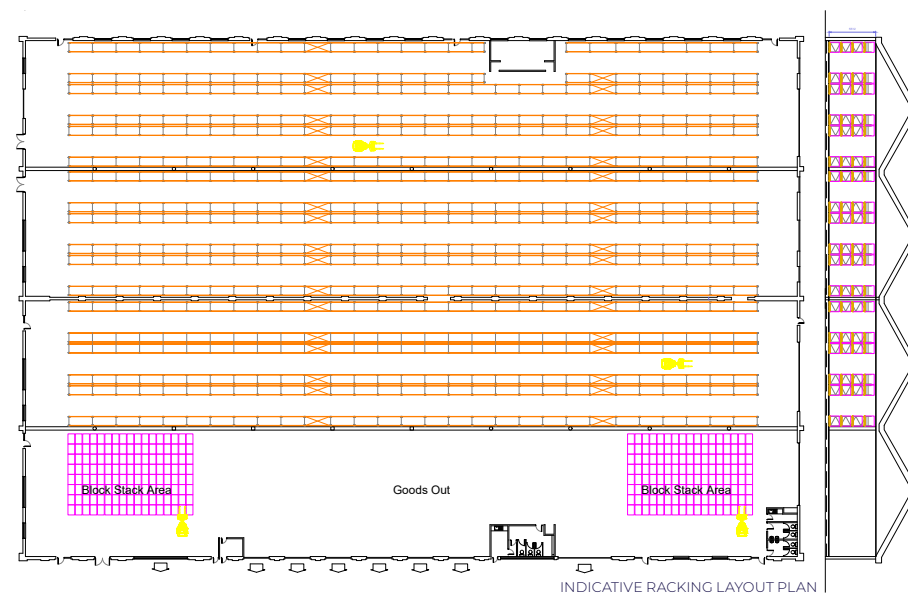
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

B-50



On behalf of the landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Adrian Whitfield
adrian.whitfield@realest.uk.com
07901 558 730
Lauren Udall
lauren.udall@realest.uk.com
07799 623 239



Luke Mort
lmort@lsh.co.uk
07591 384 236
Dan Rawlings
drawlings@lsh.co.uk
07702 809 192

Elise Evans
eevans@lsh.co.uk
07703 393 120



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