

UNIT TO LET

25,808 ft² (2,397.60 m²)



LARGE
SECURE YARD



6.46M
EAVES HEIGHT



DETACHED
UNIT



INDICATIVE



www.ipif.com/horndean

MODERN INDUSTRIAL DETACHED UNIT TO LET

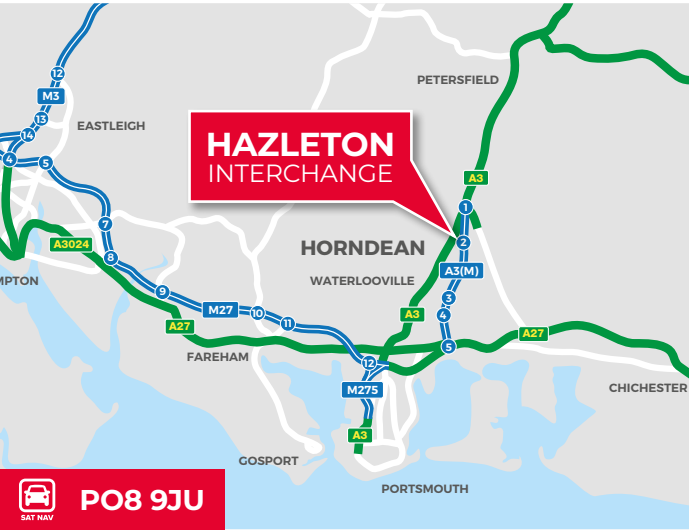
UNIT H HAZLETON INTERCHANGE

LAKE SMERE ROAD, HORNDEAN, HAMPSHIRE, PO8 9JU

IPIF

LOCATION

The property is located on the well established Hazleton Interchange which is accessed from Junction 2 of the A3(M) via Dell Piece West and Lakesmere Road. The estate benefits from excellent road links being ½ mile from the A3(M) which in turn connects to the A27/M27 south coast motorway.



DESCRIPTION

The unit is a detached build of modern construction and provides a clear span warehouse with part brick and profile metal sheet clad elevations beneath a pitched profile metal sheet roof incorporating translucent panelling.

ACCOMMODATION & SPECIFICATION

UNIT H	ft²	m²
Warehouse & Ancillary	24,268	2,254.52
First Floor Office & Stairwell Core	1,540	143.08
TOTAL	25,808	2,397.60

- 6.46m eaves, 5.30m haunch & min 7.68m ridge
- 3x up and over loading doors (3.94 x 4.10m)
- 3 phase electric
- Gas supply
- Male, female & accessible toilets on ground floor
- Ground floor kitchen
- Ground and first floor offices
- Suspended ceiling with LED lights
- Carpet/vinyl
- Perimeter trunking
- Air conditioning
- Secure yard



LEASE TERMS

The unit is 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

EPCs are available on request.

On behalf of the Landlord

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