

UNITS TO LET

FROM 22,245 ft²



UNDERGOING
FULL REFURBISHMENT



DEDICATED
SECURE YARDS



CLOSE PROXIMITY
TO M3 & M27



INDICATIVE



www.ipif.com/bartonpark

UNITS TO BE REFURBISHED

UNIT 4A & F, BARTON PARK INDUSTRIAL ESTATE
CHICKENHALL LANE, EASTLEIGH SO50 6RR

IPIF

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.

DESCRIPTION

Unit 4A is an end of terrace unit adjoining Bishopstoke Road. The unit is undergoing a comprehensive refurbishment which will provide a high specification of industrial/ warehouse space with modern offices. The unit also benefits from a secure yard area totalling c. 15,000 ft² in addition to the loading forecourt.

Unit 4F is an end of terrace unit also being refurbished to a high standard. The unit benefits from side and gable ended loading with a separate parking and yard area that measures up to c. 17,000 ft².

SPECIFICATION

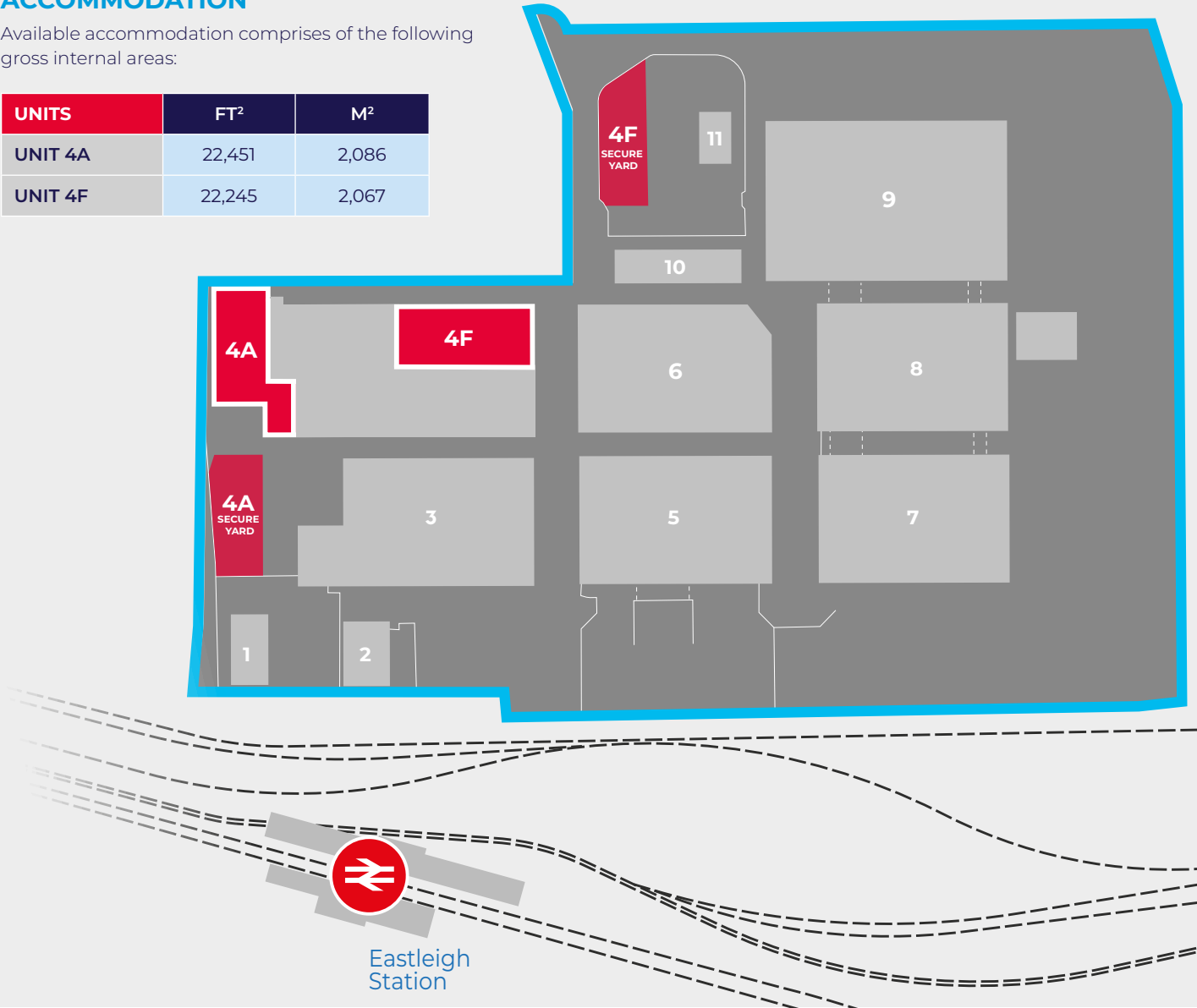
The units benefit from the following:

- Undergoing refurbishment
- Clear internal height 5.62m
- Electric loading doors
- 3 phase power supply
- Concrete floor
- Dedicated yard and parking areas

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNITS	FT²	M²
UNIT 4A	22,451	2,086
UNIT 4F	22,245	2,067



On behalf of the landlord



Lewis Callanan
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CGI



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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

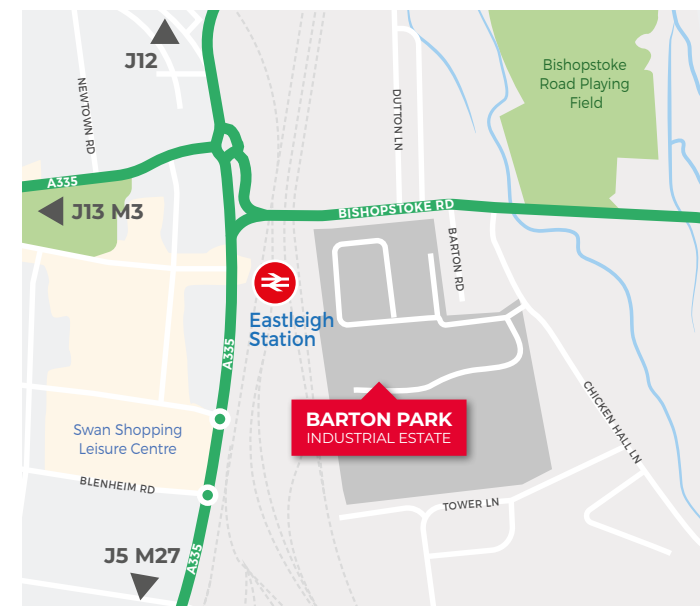
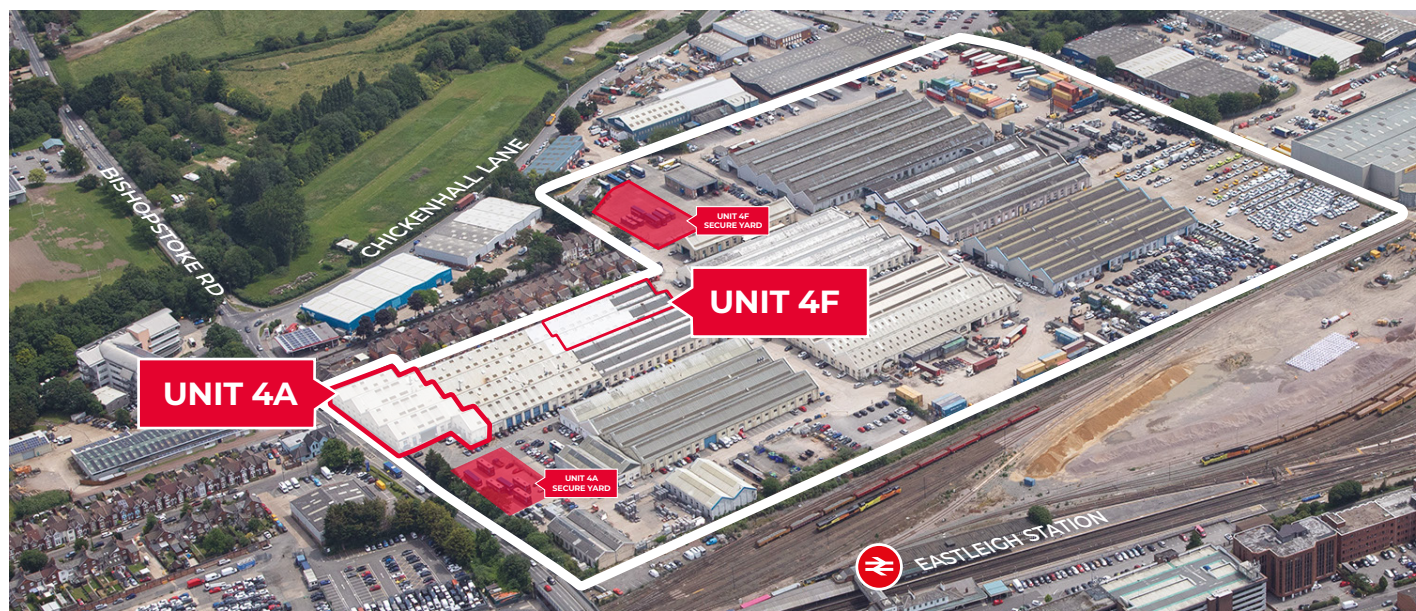
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

EPCs are available on request.



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