

UNIT 5 TO LET

59,716 ft² (5,548 m²)



1.28 ACRE
SECURE YARD



BRAND
NEW ROOF



CLOSE PROXIMITY
TO M3 & M27

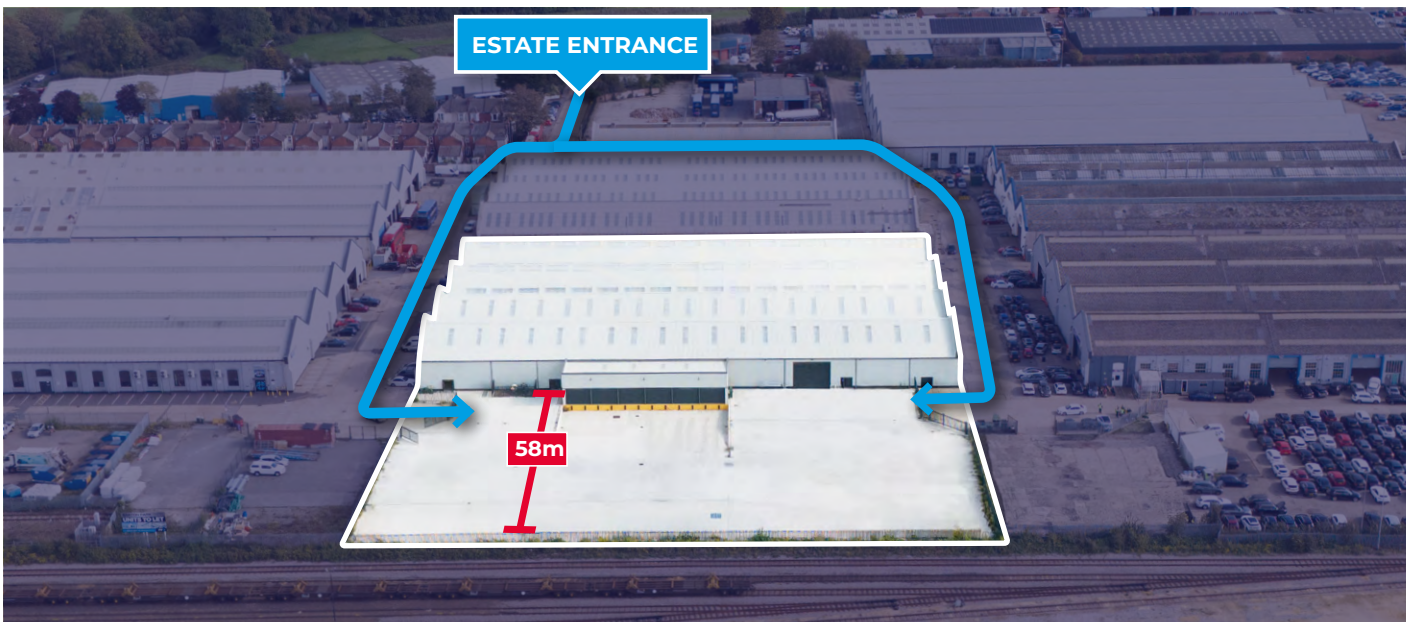


www.ipif.com/bartonpark

INDUSTRIAL UNIT TO LET

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 5	FT ²	M ²	EPC
Warehouse	59,716	5,548	B-28
1.28 Acre Yard	55,757	5,180	

DESCRIPTION

The property is a detached industrial/warehouse unit with large 1.28 acre secure self-contained yard.



SPECIFICATION

- Fully refurbished
- New roof completed 2025
- Loading on 2 sides with 4 ground level loading doors and 6 dock level loading doors
- 5.5m to underside of roof truss
- 3 phase power supply
- Concrete floor
- 1.28 acre secure yard with dual access
- LED lighting throughout



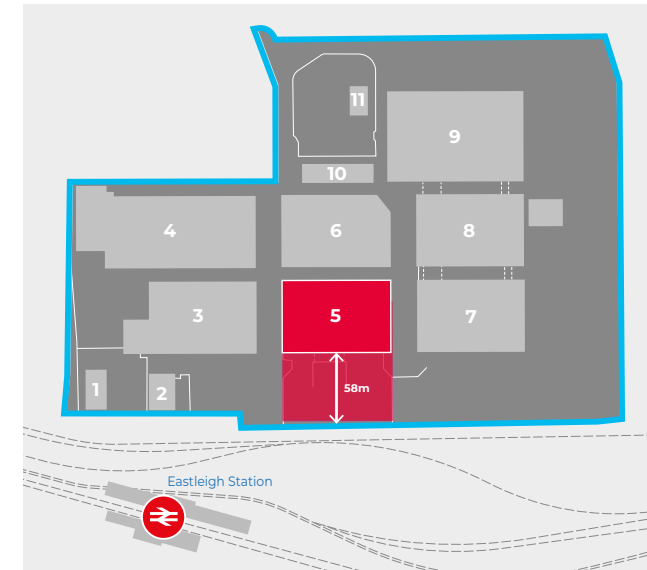
**FULLY
REFURBISHED**



**3 PHASE
POWER SUPPLY**



**5.5 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



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lewis.callanan@ipif.co.uk



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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

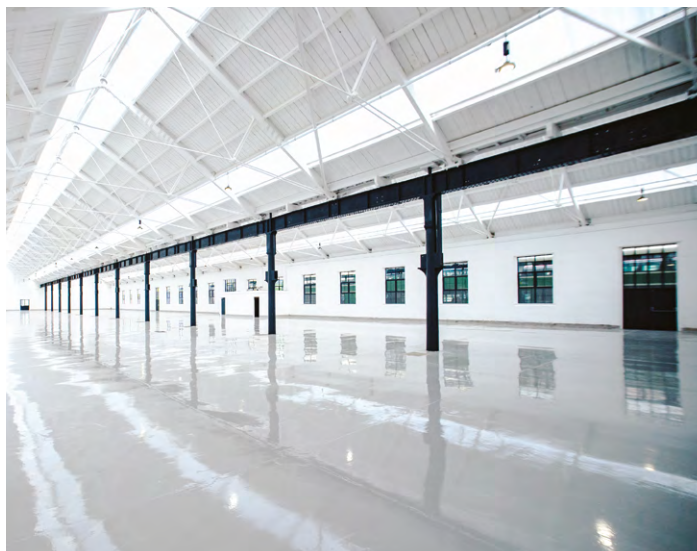
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

B-28



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