

UNITS TO LET

2,539 - 14,048 ft²



FULLY
REFURBISHED



EXCELLENT ACCESS
TO THE A3



GREAT LOADING
YARD AREAS



UNIT A2



www.ipif.com/horndean

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

HAZLETON INTERCHANGE

LAKE SMERE ROAD, HORNDEAN, HAMPSHIRE, PO8 9JU

IPIF

ACCOMMODATION

Available accommodation comprises of the following approximate gross internal areas:

UNIT A2	ft ²	m ²
TOTAL	10,766	1,000
UNIT B3	ft ²	m ²
TOTAL	2,539	236
UNIT C1	ft ²	m ²
TOTAL	9,135	849
UNIT C2	ft ²	m ²
TOTAL	3,174	295
UNIT F	ft ²	m ²
TOTAL	14,048	1,305
UNIT M2	ft ²	m ²
TOTAL	11,872	1,103

DESCRIPTION

Each unit is 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.



OFFICE
ACCOMMODATION



ALLOCATED
PARKING SPACES



GREAT LOADING
YARD AREAS



3 PHASE
POWER



ROLLER
SHUTTER DOORS



FULLY
REFURBISHED

UNIT A2



6M MIN
EAVES HEIGHT



1 LEVEL ACCESS
LOADING DOOR

UNIT B3



5.27M MIN
EAVES HEIGHT



1 LEVEL ACCESS
LOADING DOOR

UNIT C1



6.24M MIN
EAVES HEIGHT



2 LEVEL ACCESS
LOADING DOORS

UNIT C2



4.87M MIN
EAVES HEIGHT



1 LEVEL ACCESS
LOADING DOOR

UNIT C1



UNIT F



UNIT M2



6.05M MIN
EAVES HEIGHT



1 LEVEL ACCESS
LOADING &
1 DOCK LEVELLER
DOOR



LOCATION

The properties are 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.



PO8 9JU

/// [what3words.com/faster.trim.themes](https://www.what3words.com/faster.trim.themes)



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

EPCs are available on request.

On behalf of the Landlord

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