

# UNIT TO LET

## 6,942 ft<sup>2</sup> (645 m<sup>2</sup>)



UNDERGOING  
FULL REFURBISHMENT



SECURE  
YARD



CLOSE PROXIMITY  
TO M3 & M27



[www.ipif.com/bartonpark](http://www.ipif.com/bartonpark)

INDUSTRIAL/WAREHOUSE UNIT TO LET

**UNIT 2, BARTON PARK** INDUSTRIAL ESTATE  
CHICKENHALL LANE, EASTLEIGH SO50 6RR

**IPIF**

## DESCRIPTION

The unit comprises a detached steel and concrete frame construction with brick elevations. It benefits from a secure yard, a minimum eaves of 5m and a concertina door of 8.2m x 4.8m. The unit is set to be fully refurbished.

## 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.



## ACCOMMODATION

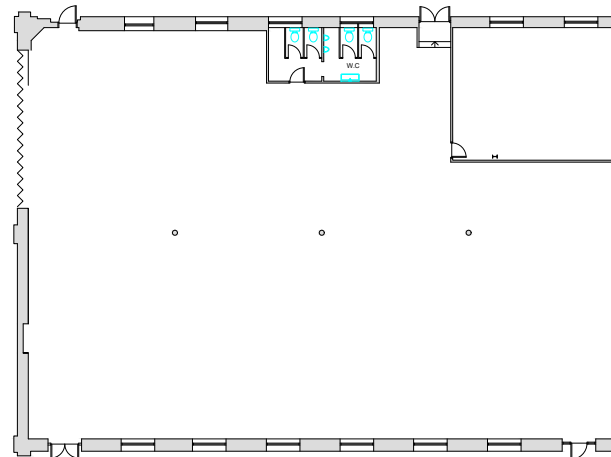
Available accommodation comprises of the following gross internal areas:

UNIT 2	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	6,157	572
Office	624	58
WCs	161	15
<b>TOTAL</b>	<b>6,942</b>	<b>645</b>

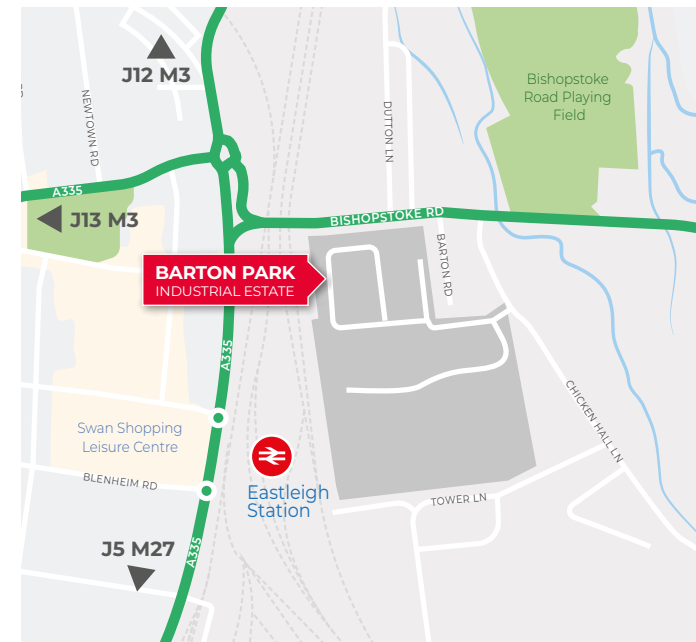
## SPECIFICATION

Unit is to be fully refurbished and to include:

- New roof
- New roller shutter loading door
- Full internal and external redecoration
- New epoxy resin floor
- New ground floor office



GROUND FLOOR



On behalf of the landlord



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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

Targeting B rating upon completion of refurbishment.



On behalf of the landlord



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