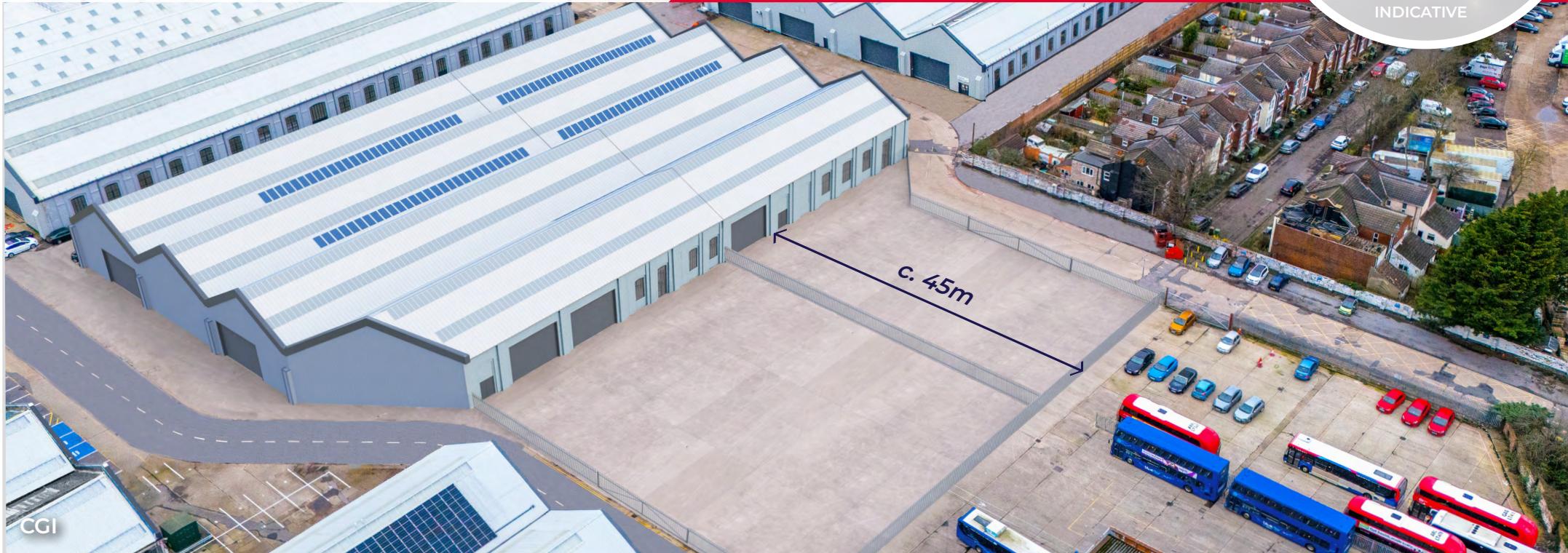




INDICATIVE



www.ipif.com/bartonpark

AVAILABLE Q3 2026

6N & 6S, BARTON PARK INDUSTRIAL ESTATE
CHICKENHALL LANE, EASTLEIGH SO50 6RR

IPIF

DESCRIPTION

Both Unit 6 (North) & Unit 6 (South) are undergoing a comprehensive refurbishment which will provide each unit with separate services, separate modern offices and secure yards. There is scope to combine both units. Both units will benefit from new roofs, PV panels and from a 0.3 acre secure yard with depth of c. 45m. They will also benefit from dedicated yards and parking areas.



MIN OF 0.3 ACRES
YARD SPACE



YARD DEPTH
C. 45M



NEW ROOF &
PV PANELS



MIN EAVES
OF 5.7M



250kVA
PER UNIT



ELECTRIC
LOADING DOORS



TARGETING
EPC A

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

| UNIT 6 (N) | FT ² | M ² |
|------------------------|-----------------|----------------|
| Warehouse | 24,371 | 2,264 |
| GF Offices & Ancillary | 1,304 | 121 |
| FF Offices | 1,315 | 122 |
| 6 (N) Total | 26,990 | 2,507 |
| UNIT 6 (S) | FT ² | M ² |
| Warehouse | 32,111 | 2,983 |
| GF Offices & Ancillary | 1,069 | 99 |
| 6 (S) Total | 33,180 | 3,082 |
| COMBINED | 60,170 | 5,589 |



On behalf of the landlord



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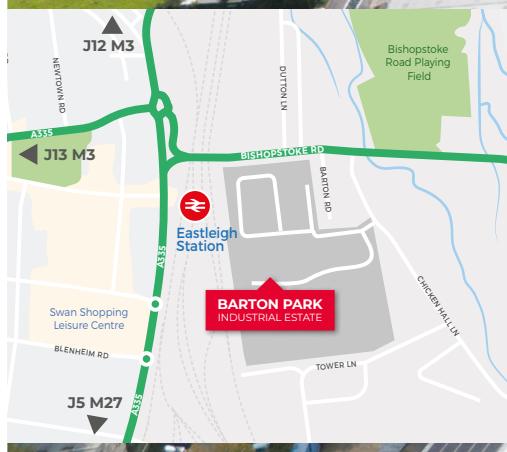
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LOCATION

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.



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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 will be reassessed following the completion of the refurbishment works.



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