

UNIT 5 TO LET

59,716 ft² (5,548 m²)



1.28 ACRE
SECURE YARD



FULLY
REFURBISHED



CLOSE PROXIMITY
TO M3 & M27



www.ipif.com/bartonpark

REFURBISHED INDUSTRIAL / WAREHOUSE UNIT

BARTON PARK INDUSTRIAL ESTATE
CHICKENHALL LANE, EASTLEIGH, SO50 6RR

IPIF



1.28 ACRE
SECURE YARD

**WORKS
UNDERWAY**



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

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

SPECIFICATION

The unit will benefit from the following:

- Fully refurbished
- Loading on 2 sides with 4no. ground level loading doors and 6no. 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**

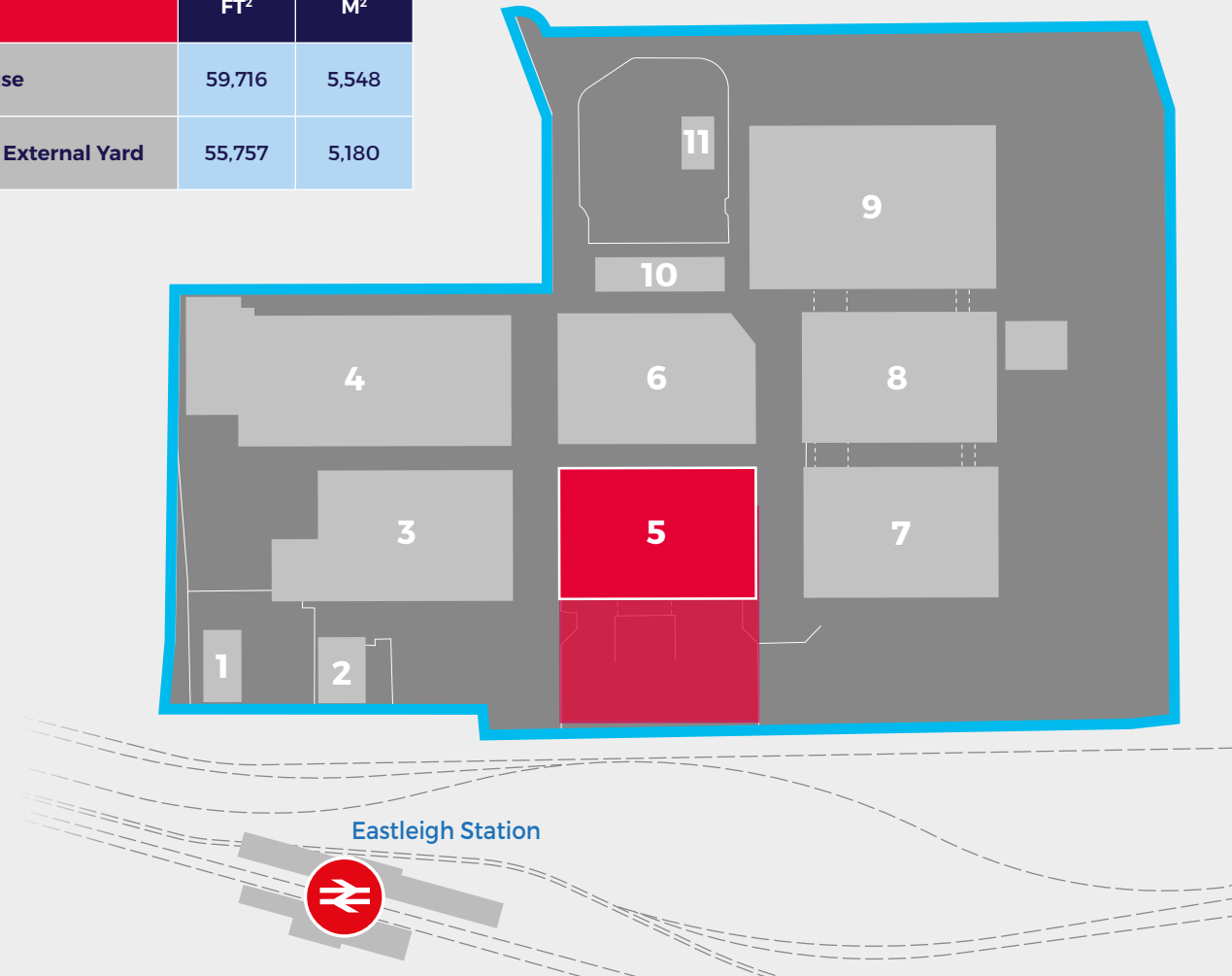


**5.5 M EAVES
HEIGHT**

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 5	FT ²	M ²
Warehouse	59,716	5,548
1.28 Acre External Yard	55,757	5,180



On behalf of the landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Tim Clement
07970 092 974 tim.clement@jll.com
Simon Woodruff
07873 623 292 simon.woodruff@jll.com



Luke Mort
07591 384 236 lmort@lsh.co.uk
Dan Rawlings
07702 809 192 drawlings@lsh.co.uk
Elise Evans
07703 393 120 eevans@lsh.co.uk



Nick Tutton
07887 563 264 nicholas.tutton@cbre.com
Oliver Sherriff
07919 392 004 oliver.sherriff@cbre.com

BARTON PARK

INDUSTRIAL ESTATE

CHICKENHALL LANE,
EASTLEIGH SO50 6RR

LEASE TERMS

The unit is available on 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

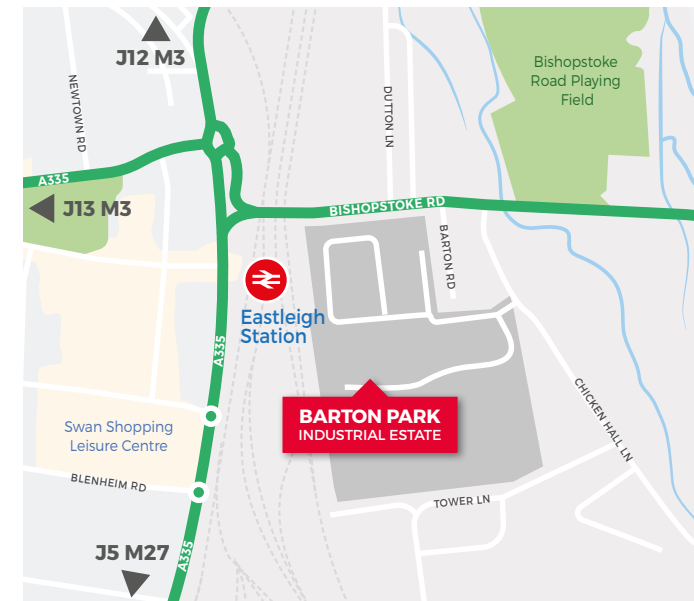
Each party will be responsible for their own legal costs incurred in this transaction.

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



Lewis Callanan
lewis.callanan@ipif.co.uk



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07970 092 974 tim.clement@jll.com
Simon Woodruff
07873 623 292 simon.woodruff@jll.com



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07591 384 236 lmort@lsh.co.uk
Dan Rawlings
07702 809 192 drawlings@lsh.co.uk
Elise Evans
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