

# UNITS TO LET

## 26,985 - 60,165 ft<sup>2</sup>



UNDERGOING  
REFURBISHMENT



DEDICATED  
SECURE YARDS



CLOSE PROXIMITY  
TO M3 & M27



INDICATIVE



CGI

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

AVAILABLE Q4 2025

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

**IPIF**

## 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

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 will benefit from new roofs and PV panels. Unit 6 (North)'s yard will measure at 0.3 acres and Unit 6 (South)'s yard will measure at 0.4 acres.

## SPECIFICATION

The units will benefit from the following:

- New roof
- Minimum eaves height of 5.7m
- Electric loading doors
- 3 phase power supply
- PV panels
- Concrete floor
- New dedicated yard and parking area
- Dual access via the secure yards or via the estate road

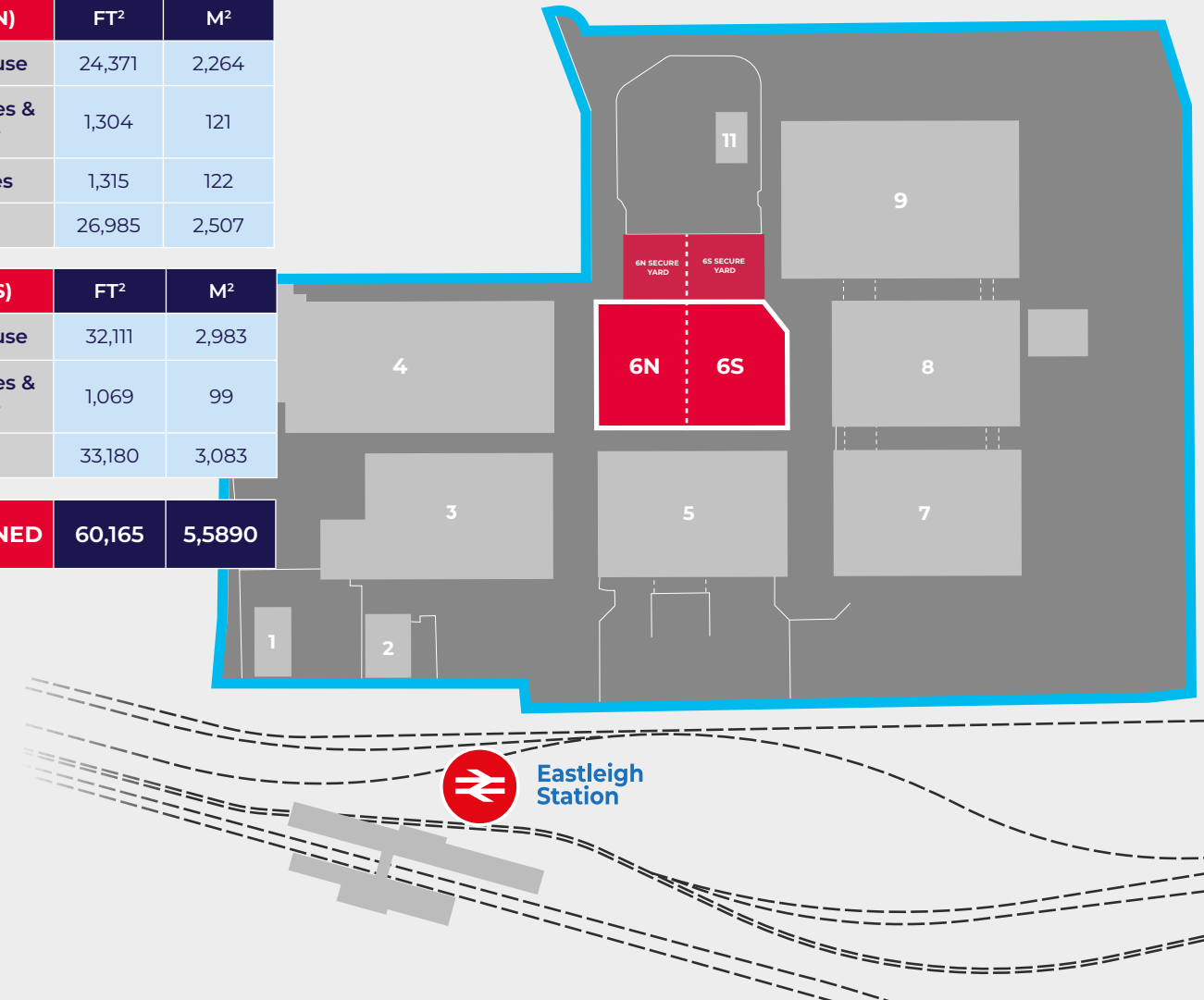
## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 6 (N)	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	24,371	2,264
GF Offices & Ancillary	1,304	121
FF Offices	1,315	122
Total	26,985	2,507

UNIT 6 (S)	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	32,111	2,983
GF Offices & Ancillary	1,069	99
Total	33,180	3,083

COMBINED	60,165	5,5890
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On behalf of the landlord



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MIN OF 0.3 ACRES  
YARD SPACE

YARD DEPTH  
C. 33.25M

MIN EAVES  
OF 5.7M

NEW ROOF WITH  
PV PANELS

250kVA  
PER UNIT

TARGETTING  
EPC A

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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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