

UNIT 2, PHOENIX INDUSTRIAL PARK,  
CHICKENHALL LANE, **EASTLEIGH**, SO50 6PQ



## INDUSTRIAL/WAREHOUSE TO LET / MAY SELL

**FULLY REFURBISHED**

**1,120 sq.ft. (104.06 sq.m) GIA**



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## LOCATION

Phoenix Park is located on the established Chickenhall Lane Industrial Estate close to Barton Park and Barton Farm Industrial Estate on the east side of Eastleigh town centre.

Access to the M27 is available via Southampton Road to junction 5 and junction 13, the M3 is also within 2 miles.



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## DESCRIPTION

A modern unit of portal frame construction with brick and clad elevations. Unit 2 is a mid-terrace unit of clear span warehouse space which has recently been fully refurbished to include internal and external redecoration, external roof lights, a new WC and kitchen unit and new LED lighting.

The unit can be accessed from the front directly off Chickenhall Lane via a pedestrian door, and to the rear via an up and over roller shutter door from the estate. There is also an outside loading and reception area.

## SPECIFICATION

- Fully refurbished
- Minimum eaves 4.49m rising to 6.5m
- LED lighting
- 3 phase electricity
- Gas supply
- WC facilities

## TENURE

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

## RENT

£14,500 per annum exclusive.

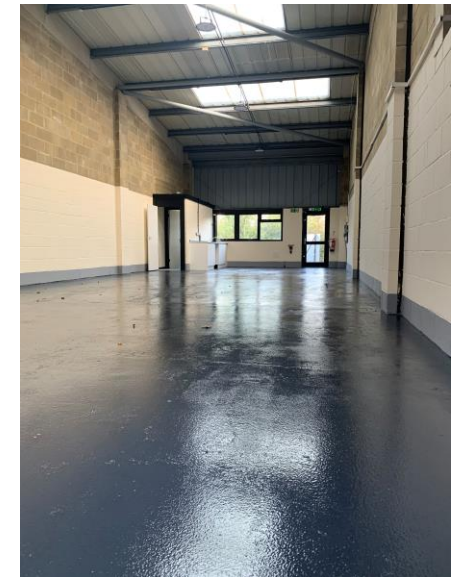
## SCHEDULE OF AREAS (APPROX. GIA)

Description	ft <sup>2</sup>	m <sup>2</sup>
Total gross internal area approx.	1,120	104.06

*(Measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition)*

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



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## SERVICE CHARGE

There is a service charge payable for the upkeep and maintenance of the estate. Full details are available upon request.

## BUSINESS RATES

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the property has a rateable value of £9,000.

However, we would advise an interested party to confirm the accuracy of this information.

## EPC

To be assessed.

## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any incoming tenant or occupier satisfies themselves in this regard.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## FURTHER INFORMATION

For further information please contact the sole agents below.

**Alex Gauntlett**

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**Subject to Contract  
October 2019**

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