

# UNIT TO LET

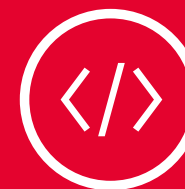
17,542 ft<sup>2</sup> (1,629 m<sup>2</sup>)



FULLY  
REFURBISHED



EXCELLENT ACCESS  
TO THE A3



DETACHED  
UNIT



INDICATIVE



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

MODERN INDUSTRIAL DETACHED UNIT TO LET

**UNIT E HAZLETON INTERCHANGE**  
LAKESMERE ROAD, HORNDEAN, HAMPSHIRE, PO8 9JU

**IPIF**

## LOCATION

The property is located on the well established Hazleton Interchange which is accessed from Junction 2 of the A3(M) via Dell Piece West and Lakesmere Road. The estate benefits from excellent road links being ½ mile from the A3(M) which in turn connects to the A27/M27 south coast motorway.



INDICATIVE

## DESCRIPTION

The unit is a detached build of modern construction and provides a clear span warehouse with part brick and profile metal sheet clad elevations beneath a pitched profile metal sheet roof incorporating translucent panelling.

## ACCOMMODATION & SPECIFICATION

UNIT E	ft <sup>2</sup>	m <sup>2</sup>
<b>TOTAL</b>	<b>17,542</b>	<b>1,692</b>

- Allocated parking spaces and loading apron
- Office accommodation
- 3 phase power
- Gas supply
- Loading doors
- WC facilities
- Kitchenette



## LEASE TERMS

The units are available on a new full repairing and insuring lease.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

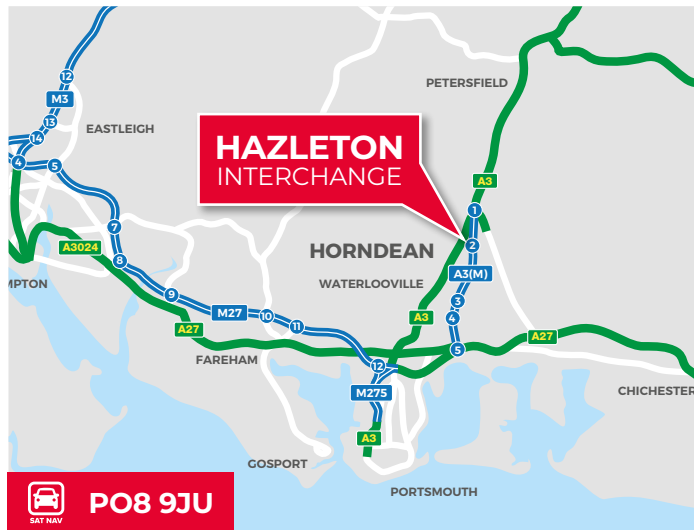
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## 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.



On behalf of the Landlord

**IPIF**  
0800 804 8600  
www.ipif.com

**Lewis Callanan**  
lewis.callanan@ipif.co.uk

**HELLIER LANGSTON**  
01329 220 111  
02382 022 111  
www.hlp.co.uk

**Andy Hellier**  
ah@hlp.co.uk

**Matt Poplett**  
matt@hlp.co.uk

**Vail Williams**  
02392 203 200  
vailwilliams.com

**Alex Gauntlett**  
agauntlett@vailwilliams.com

**Oliver Hockley**  
ohockley@vailwilliams.com