

UNITS TO LET

FROM 22,245 ft²



UNDERGOING
FULL REFURBISHMENT



DEDICATED
SECURE YARDS



CLOSE PROXIMITY
TO M3 & M27



INDICATIVE



www.ipif.com/bartonpark

UNITS TO BE REFURBISHED

UNIT 4A & F, BARTON PARK INDUSTRIAL ESTATE
CHICKENHALL LANE, EASTLEIGH SO50 6RR



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

Unit 4A is an end of terrace unit adjoining Bishopstoke Road. The unit is undergoing a comprehensive refurbishment which will provide a high specification of industrial/ warehouse space with modern offices. The unit also benefits from a secure yard area totalling c. 15,000 ft² in addition to the loading forecourt.

Unit 4F is an end of terrace unit also being refurbished to a high standard. The unit benefits from side and gable ended loading with a separate parking and yard area that measures up to c. 17,000 ft².

SPECIFICATION

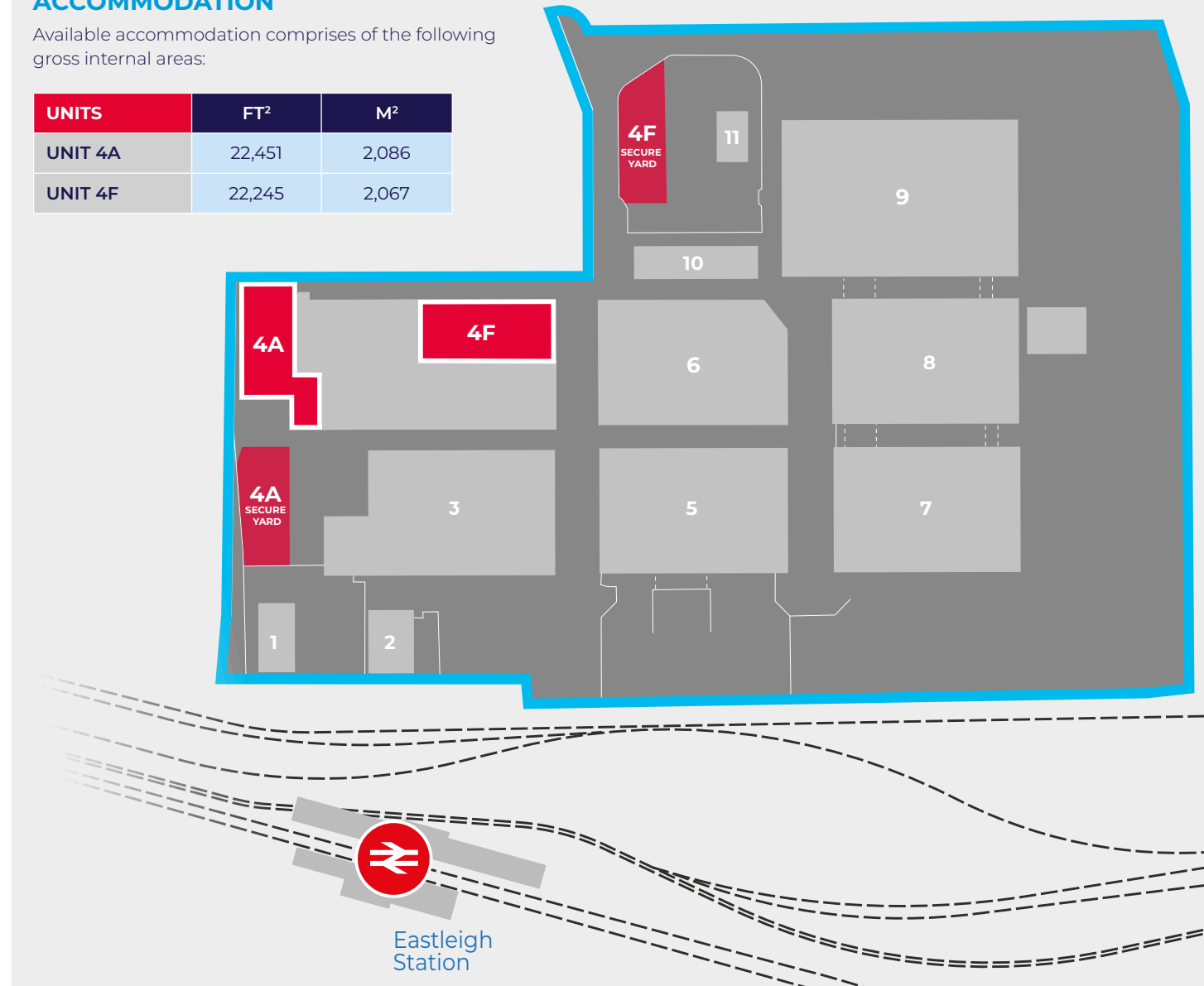
The units benefit from the following:

- Undergoing refurbishment
- Clear internal height 5.62m
- Electric loading doors
- 3 phase power supply
- Concrete floor
- Dedicated yard and parking areas

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNITS	FT ²	M ²
UNIT 4A	22,451	2,086
UNIT 4F	22,245	2,067



On behalf of the landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Tim Clement
07970 092 974 | tim.clement@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

CGI



INDICATIVE



INDICATIVE



INDICATIVE

On behalf of the landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Tim Clement
07970 092 974 | tim.clement@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 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

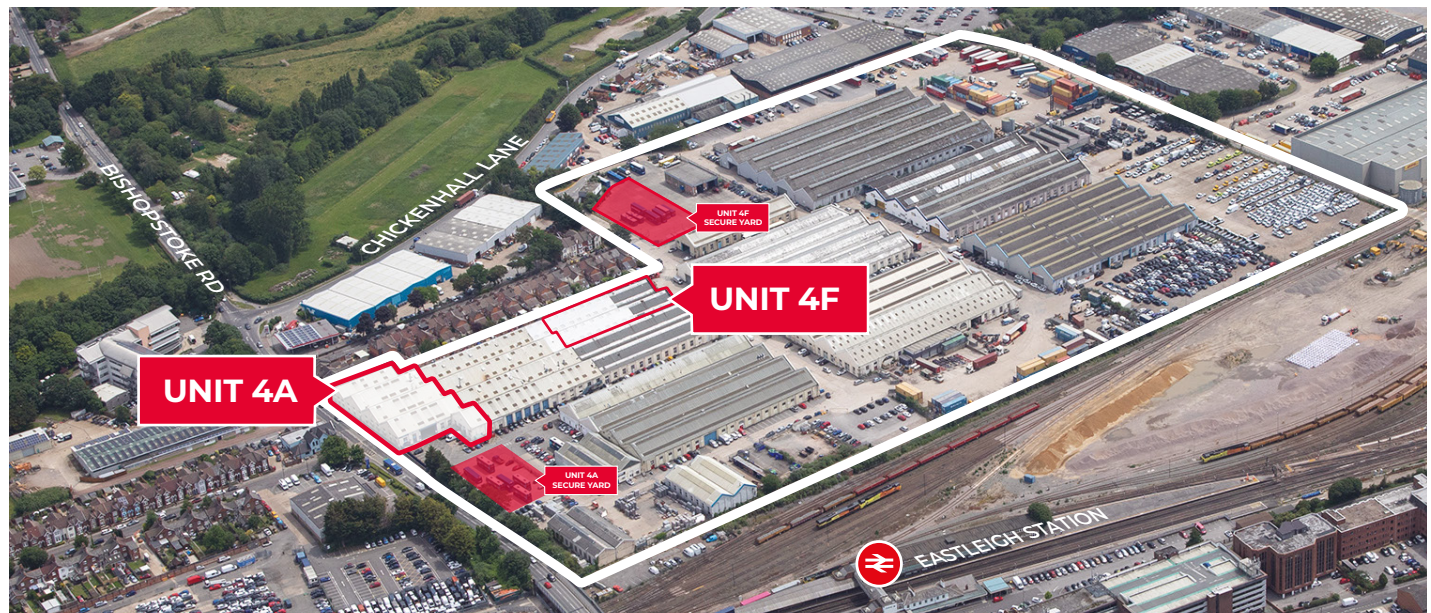
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.



On behalf of the landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Tim Clement
07970 092 974 | tim.clement@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