

# UNITS TO LET

## FROM 22,245 ft<sup>2</sup>



UNDERGOING  
FULL REFURBISHMENT



DEDICATED  
SECURE YARDS



CLOSE PROXIMITY  
TO M3 & M27



INDICATIVE



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

UNITS TO BE REFURBISHED

**UNIT 4A & F, 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

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 ft<sup>2</sup> 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 ft<sup>2</sup>.

## SPECIFICATION

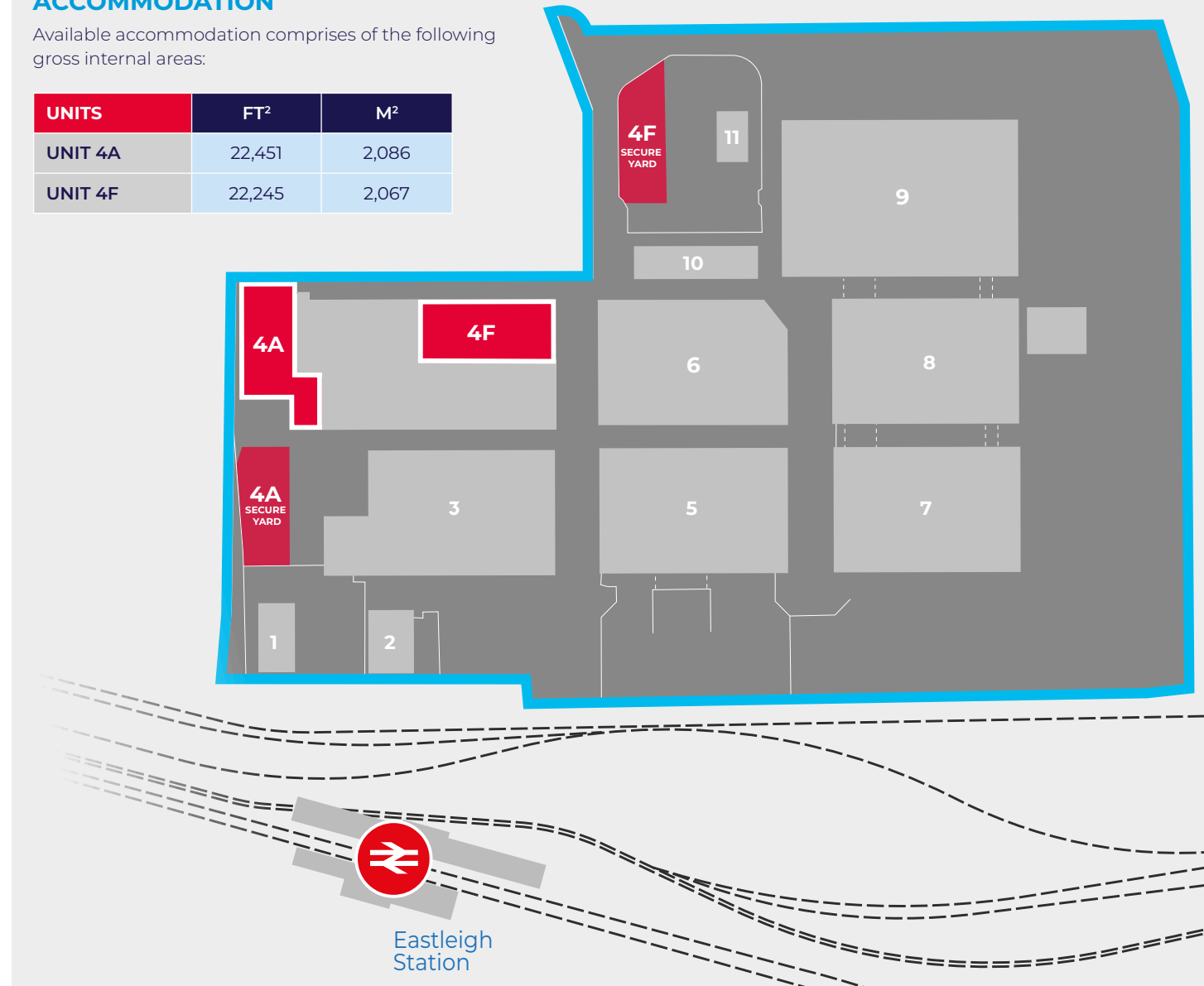
The units benefit from the following:

- 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 <sup>2</sup>	M <sup>2</sup>
UNIT 4A	22,451	2,086
UNIT 4F	22,245	2,067



On behalf of the landlord



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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

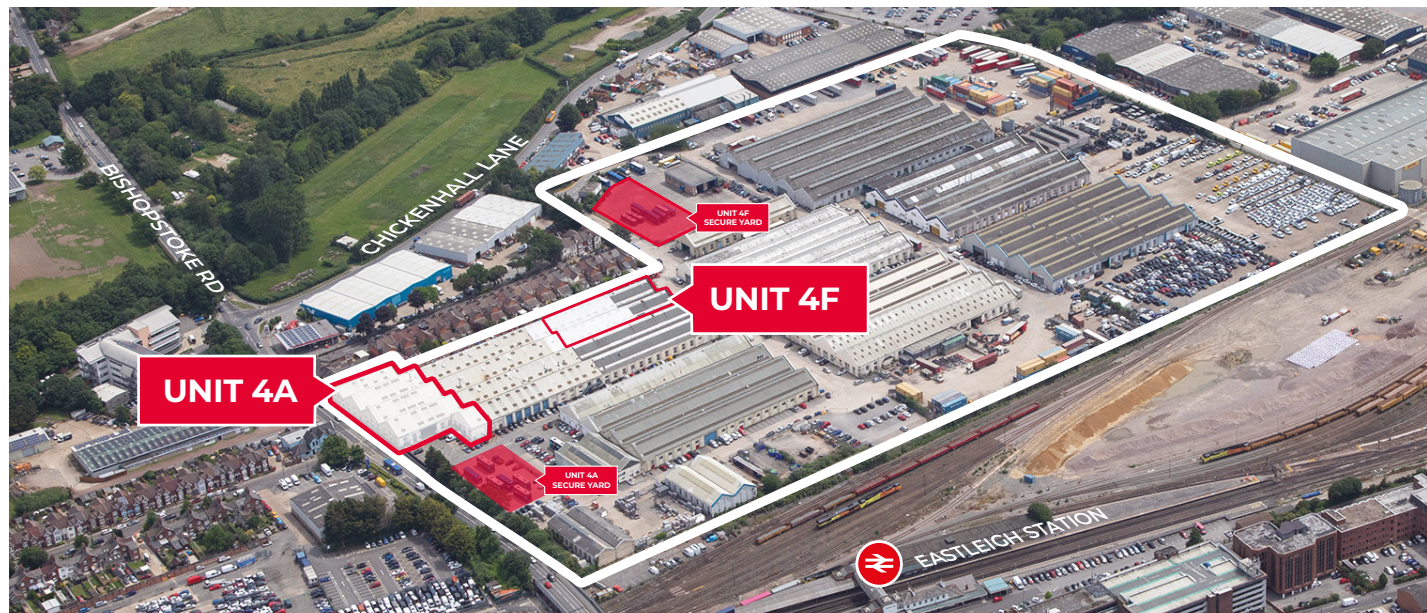
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

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

## ENERGY PERFORMANCE RATING

EPCs are available on request.



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