

TO LET
FULLY REFURBISHED END TERRACE
INDUSTRIAL / WAREHOUSE
WITH SECURE YARD
11,232 SQ FT (1,043.5 SQ M)

UNIT 1
BARTON FARM INDUSTRIAL ESTATE
EASTLEIGH SO50 6RP



**SOUTHAMPTON
AIRPORT**

CHICKENHALL LANE



BISHOPSTOKE ROAD

BISHOPSTOKE ROAD



M7 Real Estate
AN M7 INVESTMENT GROUP COMPANY

DESCRIPTION

The property is fully refurbished and is an end of terrace industrial warehouse unit with secure car parking / yard area to the rear.

The unit is of steel portal frame construction with part block / brick and profile clad elevations. The main warehouse has a minimum eaves height of 6.3m and is accessed via 2 loading doors - 1 x steel concertina (3.7m w x 4.3m h) and 1 x roller shutter (4.35m w x 4.4m h).

There is a two storey office section to the front of the unit with kitchen / restroom and separate office and warehouse WC facilities.



Photo from refurbishment in 2021.

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Photo from refurbishment in 2021.

GENERAL SPECIFICATION



High bay lighting



2 x rear loading doors



Gas central heated offices



Secure rear yard and ample car parking



Integral offices to the front of the building



BF ACCOMMODATION

	sq ft	sq m
Gross Internal Areas		
Ground Floor Warehouse & Ancillary Accommodation	10,009	929.90
Offices & Ancillary Areas	1,223	113.62
Total Floor Area	11,232	1043.5

BF TERMS

The property is available at an annual rent of £135,000 p.a. on a new full repairing and insuring lease, for a term to be agreed, including periodic rent reviews.

BF EPC

Energy Performance Asset rating is C-69.



3F VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

3F LEGAL COSTS

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

3F BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.



Photos from refurbishment in 2021.



3F ALL ENQUIRIES

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