

HAZLETON INTERCHANGE LAKESMERE ROAD, HORNDEAN, HAMPSHIRE, PO8 9JU



# **ACCOMMODATION**

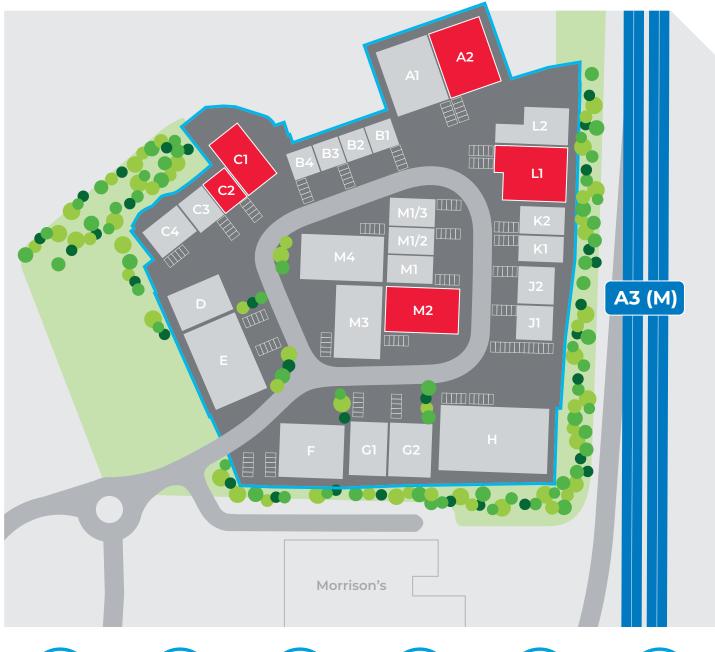
Available accommodation comprises of the following approximate gross internal areas:

UNIT A2	ft²	m²
TOTAL	10,766	1,000
UNIT C1	ft²	m²
TOTAL	9,135	849
UNIT C2	ft²	m²
TOTAL	3,174	295
UNIT LI	ft²	m²
TOTAL	11,911	1,114
UNIT M2	ft²	m²
TOTAL	11,872	1,103

# **DESCRIPTION**

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







OFFICE ACCOMMODATION



ALLOCATED PARKING SPACES



GREAT LOADING YARD AREAS



3 PHASE POWER



ROLLER SHUTTER DOORS



FULLY REFURBISHED





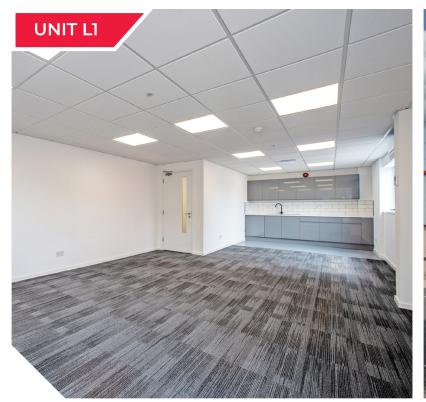




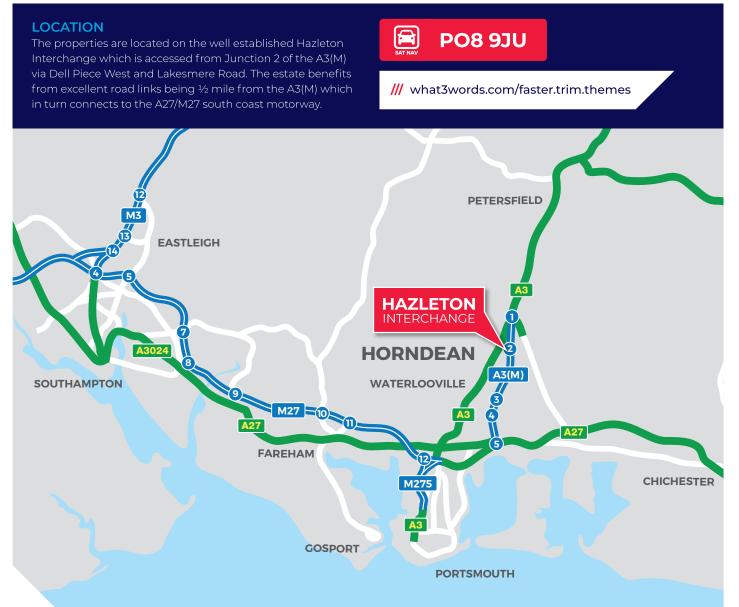














### **LEASE TERMS**

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.

## **ENERGY PERFORMANCE RATING**

EPCs are available on request.



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



Andy Hellier ah@hlp.co.uk

Matt Poplett matt@hlp.co.uk



Alex Gauntlett
agauntlett@vailwilliams.com

Oliver Hockley

ohockley@vailwilliams.com

