

To Let

Industrial/Logistics 2,654 sq ft GIA

Unit 4D Barton Park Industrial Estate, Chickenhall Lane, Eastleigh, Hampshire, SO50 6RR



Summary

- A mid-terrace industrial/ warehouse unit with mezzanine and first floor offices.
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 2,654 sq ft GIA
- Rent: £12,500 per annum

Highlights

- 3 phase power supply
- Concertina sliding door (7.41m wide x 4.96m high)
- Concrete floor
- Strip lighting
- Ground floor WC facilities
- First floor office

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.

Specification

A mid terrace industrial / warehouse unit with rear mezzanine level and first floor office accommodation. The unit is accessed via a large sliding concertina roller door. There is a pedestrian door providing access to a small reception area and stairs to the mezzanine level and first floor office accommodation. The unit benefits from 3 phase power, warehouse and office lighting, WC's and first floor kitchenette.

Amenities

- 5.16 m to eaves
- 3 phase power supply
- Concertina sliding door (7.41m wide x 4.96m high)
- Concrete floor
- Strip lighting
- Ground floor WC facilities
- First floor office

Accommodation

Unit	sq ft	sq m
Warehouse	2,361	219.34
Frist Floor offices	293	27.26
Total	2,654	246.60

Legal Costs

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

Terms

The unit is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

Energy Performance Rating

This property has been graded as 69(C).

Rent

£12,500 per annum

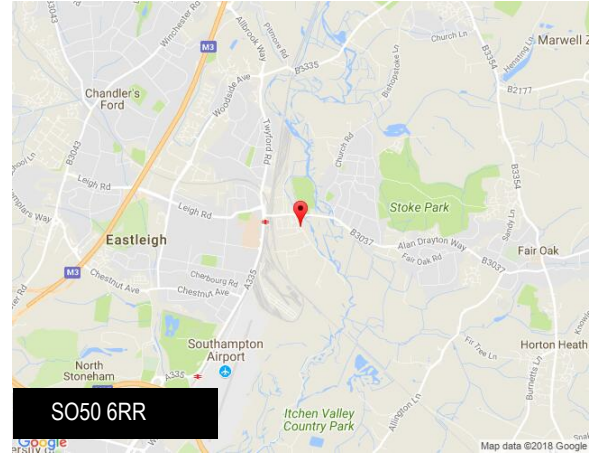
Business Rates

Rates Payable: £6,825.75 per annum

(based upon Rateable Value: £14,250 and UBR: 47.9p)

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

David McGougan

t: +44 (0)238 038 5628

e: David.McGougan@eu.jll.com

Joint Agents

Nick Tutton (CBRE)

t: +44 (0)2380 206313