

# To Let

## Industrial/Logistics 6,465 sq ft GIA

Unit 1 Barton Park, Chickenhall Lane, Barton Park, Eastleigh, Hampshire, SO50 6RR



### Summary

- Stand alone Industrial/Warehouse Unit with 2 Secure Yards
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 6,465 sq ft GIA
- Rent: £48,000 per annum

### Highlights

- Two Secure yards (12,960 sq ft and 4,794 sq ft)
- 3 phase power
- Two concertina sliding doors (8.34m wide x 4.87m high)
- 5.6 m min eaves

## 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

The property comprises a stand-alone industrial / warehouse unit with two secure yard areas. Each yard is self contained with loading door access to the unit. Internal there is fitted office accommodation, WC's, warehouse lighting and 3 phase power. The two yard areas are 12,960 sq ft and 4,794 sq ft

## Amenities

- 5.6 m to eaves
- 3 phase power supply
- Concertina sliding door (8.34m wide x 4.87m high)
- Concrete floor
- Strip lighting
- Ground floor WC facilities
- Secure yards (12,960 sq ft and 4,794 sq ft)

## Accommodation

Unit	sq ft	sq m
Warehouse and office	6,465	600.60
<b>Total</b>	<b>6,465</b>	<b>600.60</b>

## 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 95(D).

## Rent

£48,000 per annum

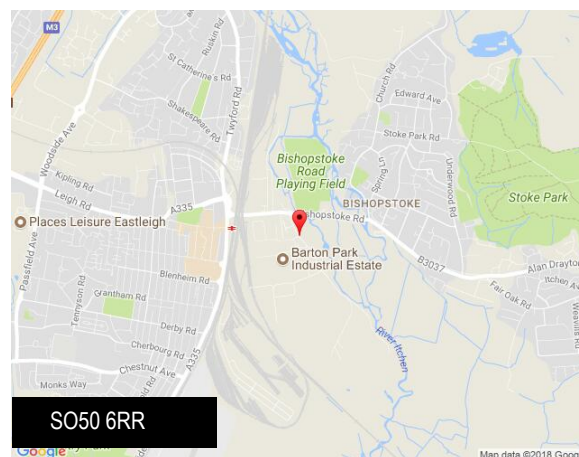
## Business Rates

Rates Payable: £13,927.25 per annum

(based upon Rateable Value: £28,250 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

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## Joint Agents

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