

# To Let

## Industrial/Logistics 14,953 sq ft GIA

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



### Summary

- A mid-terrace industrial / warehouse unit with first floor offices.
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 14,953 sq ft GIA
- Rent: £4.50 per sq ft

### Highlights

- Min eaves 4.86m
- 3 phase power
- First floor offices
- WC facilities
- Concertina door (w: 6.00m x h: 4.66m)

## 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

A mid terrace industrial / warehouse unit with first floor office accommodation. The unit is accessed via a large sliding concertina roller door. There is also a pedestrian door providing access to the warehouse. The unit benefits from 3 phase power, WCs, warehouse and office lighting.

## Amenities

- 4.86 m to eaves
- 3 phase power supply
- Concertina sliding door (6.00m width x 4.66m high)
- Concrete floor
- Strip lighting
- Ground floor WC facilities
- First floor office

## Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:-

| Unit                | sq ft         | sq m         |
|---------------------|---------------|--------------|
| Warehouse           | 14,298        | 1,328        |
| First Floor offices | 655           | 60.91        |
| <b>Total</b>        | <b>14,953</b> | <b>1,388</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.

## Viewings

Strictly through joint sole agents JLL and CBRE.

## Energy Performance Rating

This property has been graded as 78(D).

## Rent

£4.50 per sq ft

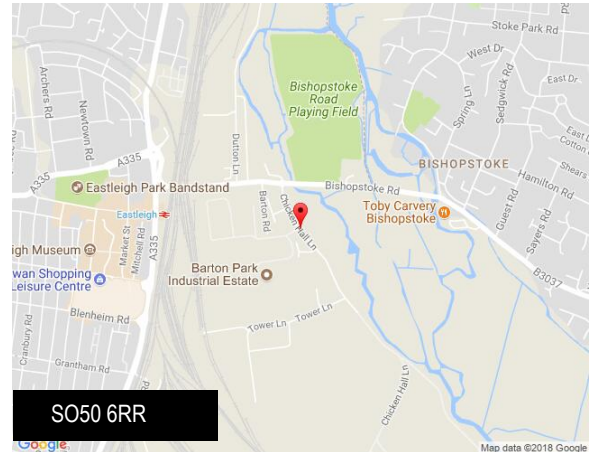
## Business Rates

Rates Payable: £24,254

(based upon Rateable Value: £50,635 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

**Nick Tutton (CBRE)**

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