

Newly
Refurbished

HORNDEAN



INDUSTRIAL / WAREHOUSE UNIT

TO LET

27,492 ft² (2,554 m²)

www.ipif.com/hazletoninterchange

IPIF

HAZLETON INTERCHANGE

LAKESMERE ROAD, HORNDEAN, HAMPSHIRE, PO8 9JU



LOCATION

The property is located on the well established Hazleton Interchange which is accessed from Junction 2 of the A3(M) via Dell Piece West and Lakesmere Road. The estate benefits from excellent road links being 1/2 mile from the A3(M) which in turn connects to the A27/M27 south coast motorway.

DESCRIPTION

The unit comprises an industrial warehouse building of steel portal frame construction with profile metal sheet clad elevations beneath a pitched profile metal sheet covered roof, ground floor open warehouse space with fitted ground floor and first floor offices. The offices benefit from suspended ceilings with florescent lighting, UPVC windows and central heaters.

SPECIFICATION

- Newly refurbished unit
- Newly over clad roof, epoxy coated floor
- 5.6 m eaves, 6.5 m ridge height
- Ground and first floor offices
- Large loading yard which can be secured
- 3 phase power
- Gas supply
- Ground level roller shutter doors
- 3 x powered sectional level loading access doors

ACCOMMODATION

Available accommodation comprises of the following approximate gross internal areas:

UNIT H	M ²	FT ²	EPC
Warehouse	2,255.3	24,276	
GF / FF Offices	298.7	3,216	tbc
Total	2,554	27,492	

LEASE TERMS

The unit is 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.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord



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