

# To Let

**Unit C6 Deacon Trading Estate , Chicken Hall Lane,  
Eastleigh, Hampshire, SO50 6RS**

7,502 sq ft (696.96 sq m) GIA



## Location

Deacon Trading Estate is a well established estate located at the top end of Chickenhall Lane at its junction with Tower Lane. Junctions 12 & 13 of the M3 and junction 5 of the M27 are all within approximately 1.75 miles. Eastleigh itself is a well established industrial location with the town centre located approximately 6 miles to the north of Southampton, 14 miles to the west of Portsmouth and 10 miles to the south of Winchester. Southampton International Airport is approximately 1.5 miles to the south, as is Southampton Parkway Station which provides direct access to London Waterloo with a journey time of approximately 1 hour.

## Description

The unit forms part of a terrace and will be refurbished to a high standard. The unit provide open warehouse space with ground and first floor offices. The unit is of steel portal frame construction with part brick and part profile metal sheet elevations. Externally the units benefits from allocated parking and a fenced loading area.

## EPC

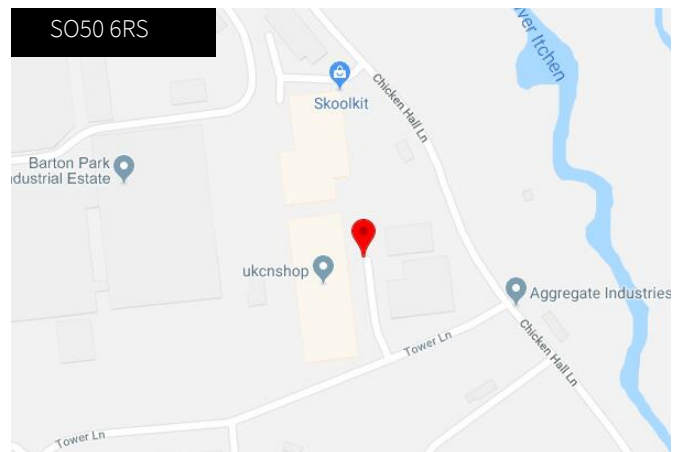
This property has been graded as 84(D).

## Rent

£8.50 per sq ft

## Business Rates

Rates Payable (2018/2019): £16,957.23 per annum  
(based upon Rateable Value: £34,396 and UBR: 49.3p)



## Contacts

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