

EASTLEIGH



INDICATIVE PHOTO

INDUSTRIAL / WAREHOUSE UNIT

TO LET

7,532ft² (699m²)

www.ipif.com/deacon

IPIF

DEACON TRADING ESTATE
CHICKENHALL LANE, EASTLEIGH, SO50 6RS



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.

DESCRIPTION

The unit forms part of a terrace and have been refurbished to a high standard. The units provide open warehouse space with ground and first floor offices and benefit from car parking/yard areas to the front. They are steel portal frame construction with part brick and part profile metal sheet elevations.

SPECIFICATION

- Full height loading door to the front elevation
- Ground & first floor office accommodation
- Male & Female WC facilities
- 5m eaves height
- 8 allocated parking spaces
- 7.5m ridge
- 3 phase power supply
- Possibility for secure yard, subject to maintaining right of way

LEASE TERMS

Available by way of a new Full Repairing and Insuring lease.

ACCOMODATION

UNIT C6	M ²	FT ²	EPC
Warehouse	597	6,430	D84
Ground/first floor Offices	102	1,102	
TOTAL	699	7,532	

BUSINESS RATES

Available upon request.

SERVICE CHARGES

A service charge is levied for the upkeep and maintenance of the common areas. Further details available upon request.

LEGAL COSTS

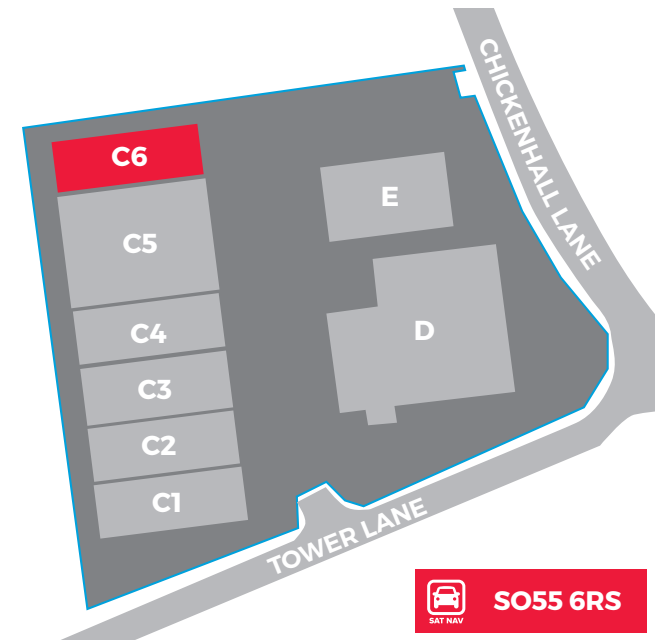
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

EPC's

EPC's for this unit are attached. In addition EPC's are available to download from our website - www.ipif.co.uk



VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord

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