

To Let

**Unit 4H Barton Park Industrial Estate, Barton Park,
Chickenhall Lane,, Eastleigh, Hampshire, SO50 6RR**
14,953 sq ft (1,389.18 sq m) GIA

- 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
Total	14,953	1,388

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.

EPC

This property has been graded as 78(D).

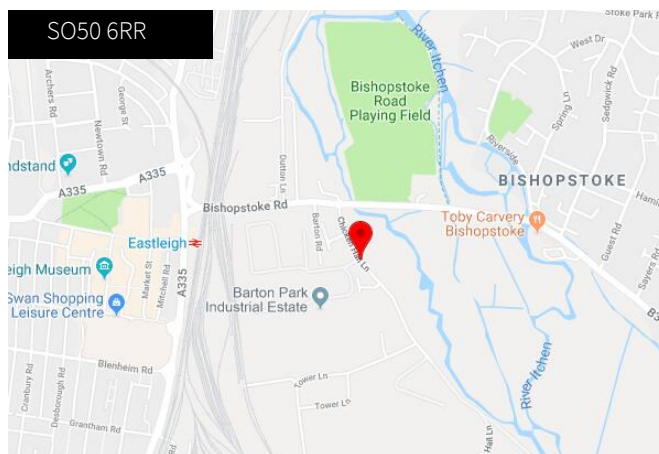
Rent

Available on Request

Business Rates

Rates Payable (2018/2019): £24,254

(based upon Rateable Value: £50,635 and UBR: 49.3p)



Contacts

JLL

Jonathan Manhire

+44 (0)238 038 5626

jonathan.manhire@eu.jll.com

CBRE

Nick Tutton

+44 (0)2380 206313

Nick.Tutton@cbre.com

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