

Unit 1 Barton Farm Industrial Estate

CHICKENHALL LANE, EASTLEIGH, SO50 6RP

TO LET

Industrial/Warehouse Unit with Secure Rear Yard

Fully Refurbished

11,232 sq ft (1,043.5 sq m)

Description

The property is fully refurbished and comprises an end of terrace industrial/warehouse unit with secure car parking/yard area to the rear.

The unit is of steel portal frame construction with part block/brick and profile clad elevations. The main warehouse/workshop area has a minimum eaves height of 6.3m and 6.48m to the ridge. It is accessed via 2 loading doors: 3.7m width x 4.3m height and 4.35m width x 4.4m height.

There are first floor offices to the front of the unit with ancillary cloakrooms and reception office. Please note warehouse and external photos are from 2024.

Specification

- 6.3m eaves
- 2 electric loading doors
- High bay LED lighting
- Fully redecorated gas centrally heated offices with new suspended ceiling, LED lighting and new carpets
- Air conditioning in first floor offices
- Secure rear yard and ample car parking
- EPC Rating – C69



Floor Area	Sq Ft	Sq M
Ground Floor Warehouse and Ancillary Accommodation	10,009	929.90
Offices & Ancillary Areas	1,223	113.62
Total Floor Area	**11,232**	**1,043.5**










eat
refresh


Xelagroup






Eastleigh Town Centre
To Junction 13, M3
To Junction 12, M3
To Junction 5, M27
A335
Eastleigh Train Station
Unit 1 Barton Farm Industrial Estate

Location

Barton Farm Industrial Estate is prominently located at the junction of Bishopstoke Road and Chickenhall Lane, the primary industrial area of Eastleigh. Access is just off the A335 which in turn leads to the M3 Junctions 12 and 13 and the M27 Junction 5.

Terms

The unit is available by way of a new full repairing and insuring lease.

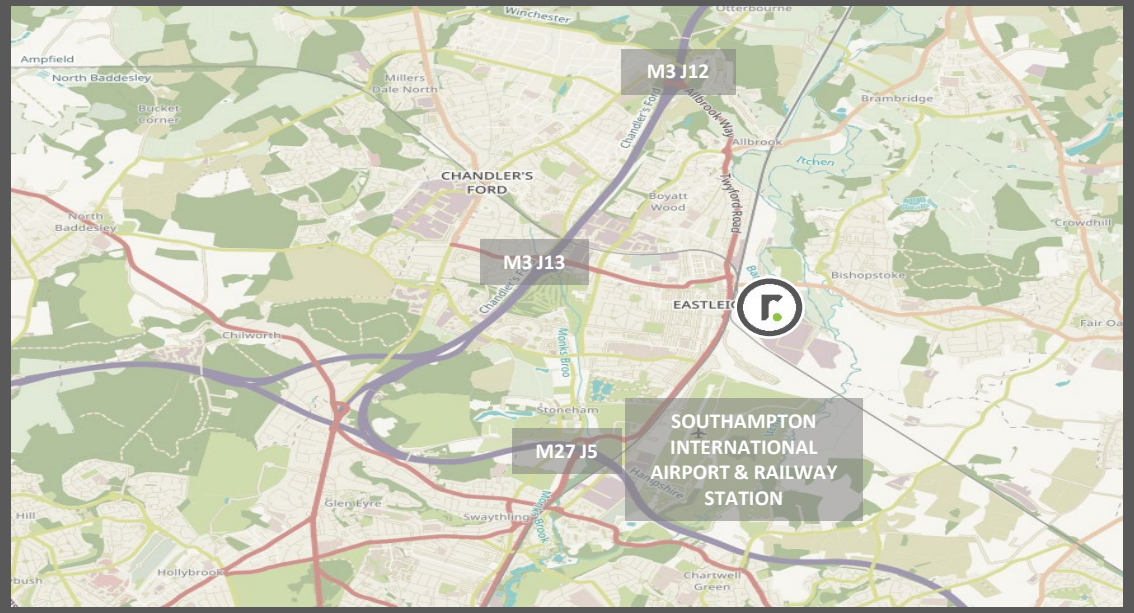
Rent

£144,989 per annum (£12.90 psf) exclusive of rates, insurance and service charge.

Business Rates

The property has a rateable value of £115,000 (https://www.gov.uk/correct-your-business-rates). Any intending lessee must satisfy themselves as to the accuracy of this information via Eastleigh Borough Council.

Destinations	Miles
Southampton International Airport	2.1
Southampton Airport Parkway	2
Junction 5, M27	2.3
Junction 13, M3	1.8
Junction 12, M3	2.5



Unit 1 Barton Farm Industrial Estate, Chickenhall Lane, Eastleigh **SAT NAV: SO50 6RP**

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

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