Unit 6 Tower Industrial Estate

TOWER LANE, EASTLEIGH, SO50 6NZ

realest

Refurbishment Completed
Including New Roof

TO LET

End of Terrace Industrial Unit/Warehouse with Secure Yard

Located on a Prime Industrial Estate with Proximity to both M27 & M3

10,239 ft² (951 m²) Plus Additional Mezzanine Storage

Description

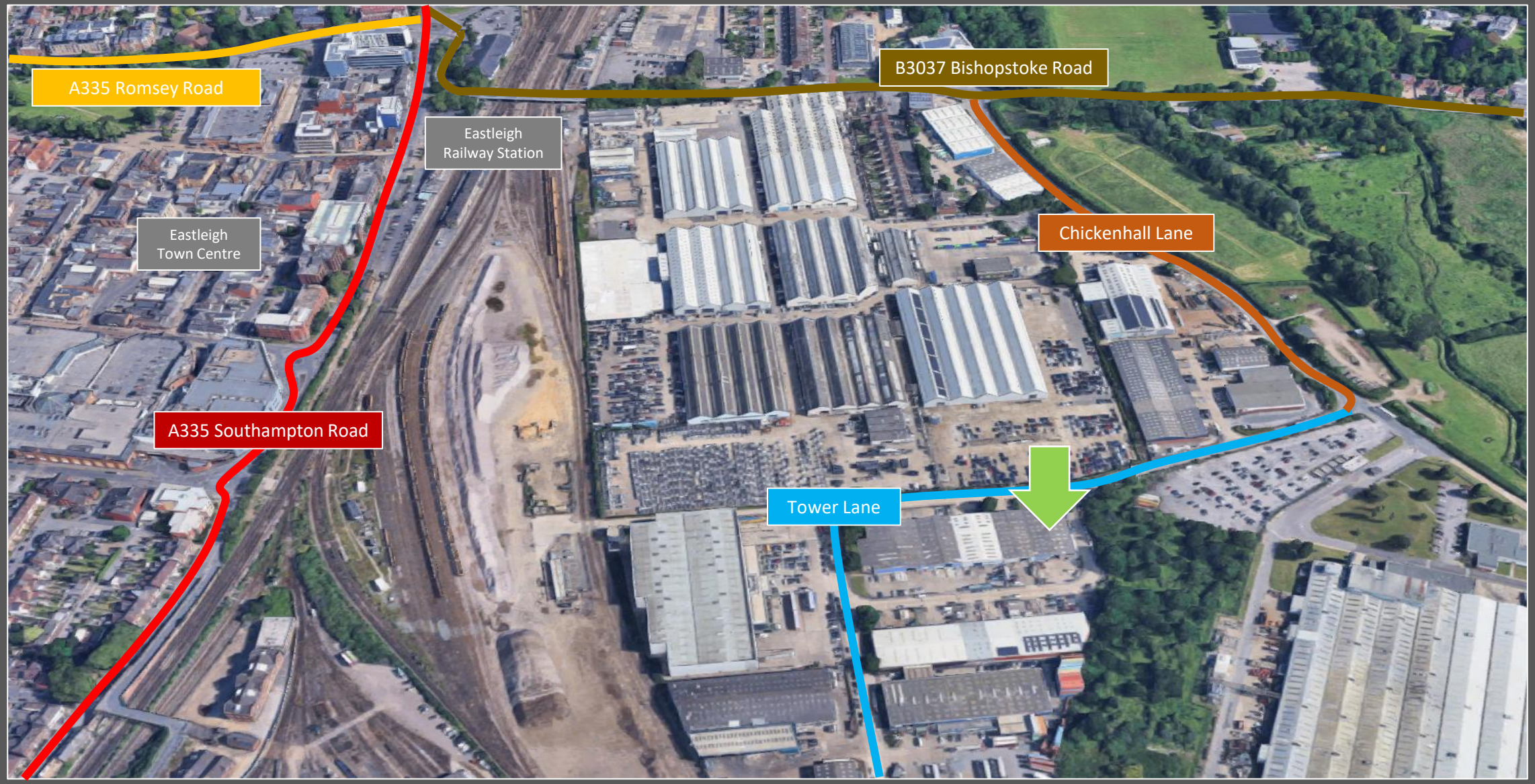
An end of terrace unit on the established Chickenhall Lane industrial area in Eastleigh. Tower Industrial Estate comprises a modern terrace of industrial/trade units with good access from Chickenhall Lane. Unit 6 comprises a brickwork profile clad building with secure yard and palisade fencing. There are also first floor offices and mezzanine storage. The building has been comprehensively refurbished, including new roof.

Specification

- 6.2m Eaves
- 5.4m Haunch
- 6.7m Ridge
- Electric Roller Shutter Loading Door – 5m (w) x 5m (h)
- Manual Roller Shutter Loading Door – 3.5m (w) x 3.5m (h)
- LED and Strip Lighting
- 3 Phase Electricity
- First Floor Offices
- Mezzanine Storage
- Secure Concrete Palisade Fenced and Gated 12m Yard to Front and Rear
- EPC Rating B

Floor Area	Sq Ft	Sq M
Ground Floor	9,560	888.15
First Floor Office	679	63.08
Total	**10,239**	**951.23**
Mezzanine Storage	**2,360**	**219.25**

Aerial Imagery – Prior to Refurbishment



Aerial Imagery – Prior to Refurbishment

Location

Tower Lane Industrial Estate is a well established estate located at the top end of Chickenhall Lane at its junction with Tower Lane. Junctions 12 and 13 of the M3 and Junction 5 of the M27 are all within approximately 2.5 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.

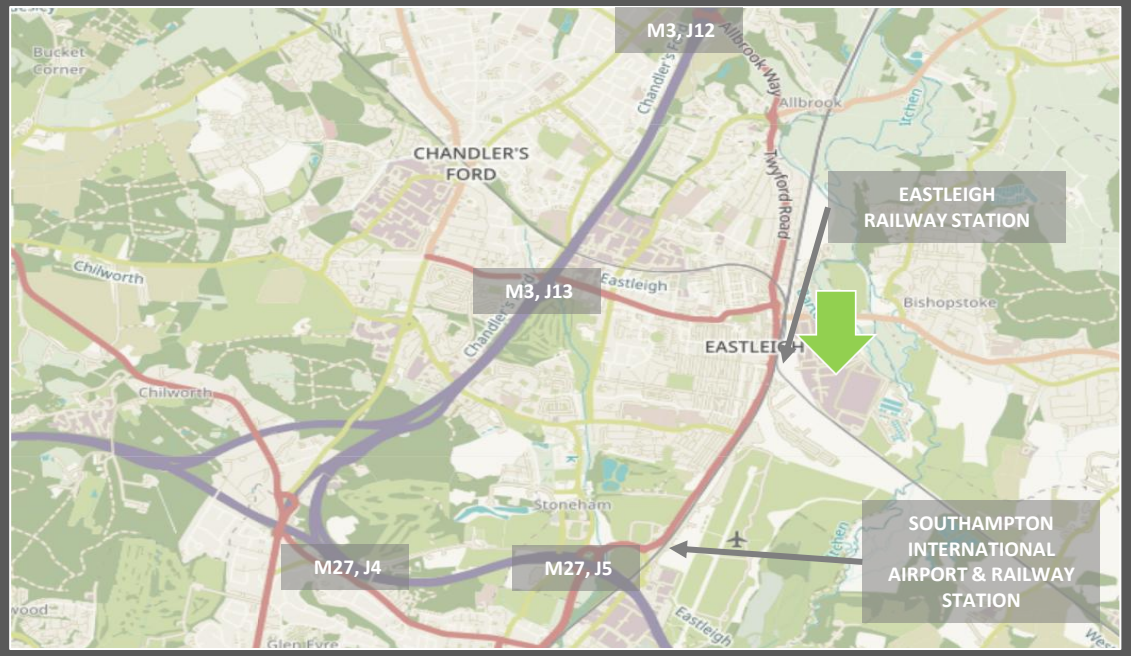
Terms

The property is available to let by way of a new full repairing and insuring lease upon terms to be agreed at a quoting rent of £120,505 pax.

Business Rates

Rateable Value - All enquiries to Eastleigh Borough Council. (https://www.gov.uk/find-business-rates).

Destinations	Miles
M3, Junction 13	1.9
M3, Junction 12	2.5
M27, Junction 5	2.5
Eastleigh Railway Station	0.9
Southampton Airport & Airport Parkway Railway Station	2.2
Port of Southampton	6.8
A34 (for Midlands and the North)	8.8
Portsmouth International Port	20.9



Unit 6 Tower Industrial Estate, Tower Lane, Eastleigh **SAT NAV: SO50 6NZ**

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Adrian Whitfield
Realest
023 8202 3999 / 07901 558730
adrian.whitfield@realest.uk.com

Lauren Udall
Realest
023 8202 3999 / 07799 623239
lauren.udall@realest.uk.com

realest
023 8202 3999
realest.uk.com

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