

UNIT C5 TO LET

10,053 ft² (934 m²)



FULLY
REFURBISHED



PROXIMITY TO
BOTH M3 & M27



ALLOCATED CAR
PARKING SPACES



www.ipif.com/eastleigh

INDUSTRIAL / WAREHOUSE UNIT TO LET

DEACON TRADING ESTATE
CHICKENHALL LANE, EASTLEIGH, SO50 6RS

IPIF



**2 FULL HEIGHT
LOADING DOORS**

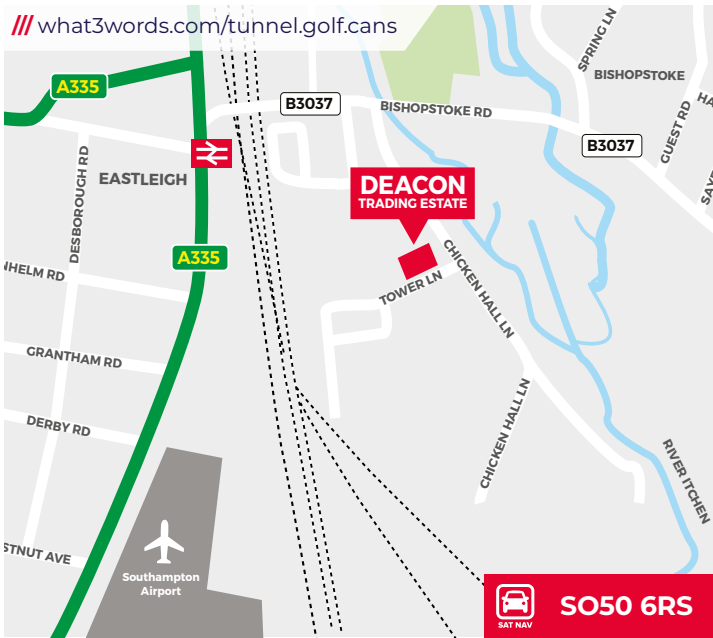


**5m EAVES HEIGHT
7m RIDGE HEIGHT**



**GROUND & FIRST
FLOOR OFFICES**





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 is currently undergoing refurbishment. The unit provides open warehouse space with ground and first floor offices and benefits from car parking / yard area to the front. It is of steel portal frame construction with part brick and part profile metal sheet elevations.

SPECIFICATION

- 2 x full height loading doors to the front elevation
- Ground & first floor office accommodation
- Male & Female WC facilities
- 5m eaves height
- 7.5m ridge height
- Allocated car parking spaces
- 3 phase power supply

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT C5	M ²	FT ²	EPC
Warehouse	812	8,743	TBC
Ground Floor Office	61	655	
First Floor Office	61	655	
TOTAL	934	10,053	

LEASE TERMS

Available by way of new Full Repairing and Insuring leases.

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

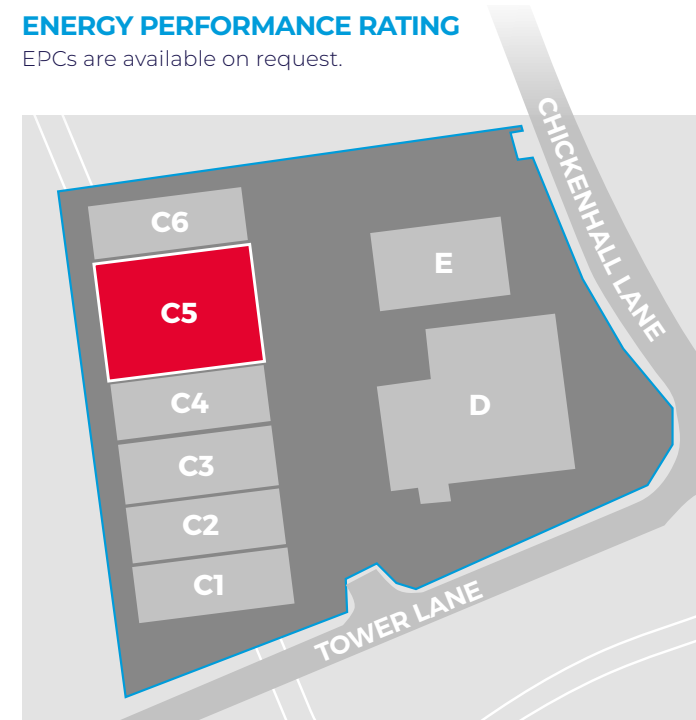
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

EPCs are available on request.



On behalf of the landlord

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