

# UNIT 9 TO LET

95,716 ft<sup>2</sup> (8,892 m<sup>2</sup>)



3.45 ACRE  
SECURE YARD



PV ROOF  
PANELS



BRAND  
NEW ROOF



[www.ipif.com/bartonpark](http://www.ipif.com/bartonpark)

REFURBISHED INDUSTRIAL / WAREHOUSE UNIT

**UNIT 9, BARTON PARK INDUSTRIAL ESTATE**  
CHICKENHALL LANE, EASTLEIGH SO50 6RR

**IPIF**





On behalf of the landlord



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# BARTON PARK

## INDUSTRIAL ESTATE

### CHICKENHALL LANE, EASTLEIGH SO50 6RR

#### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 9	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	95,716	8,892
3.45 Acre External Yard	150,282	13,962

#### 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

The property is a detached industrial/warehouse unit with large 3.45 acre secure self-contained yard.

#### SPECIFICATION

The unit benefits from the following:

- New roof and PV panels
- Loading on two sides with 13no. ground level loading doors
- 9 electric shutters from 3m (w) x 4.27m (h)
- 5.98m to underside of roof truss
- 3 phase power supply
- Concrete floor
- 3.45 acre secure yard



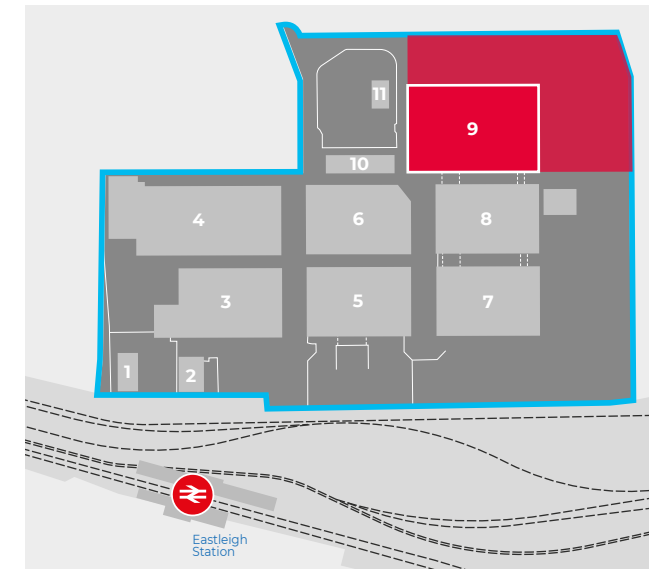
PV ROOF  
PANELS



3 PHASE  
POWER SUPPLY



5.98 M EAVES  
HEIGHT



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