

# UNIT TO LET

7,345 ft<sup>2</sup> (682.4 m<sup>2</sup>)



TO BE  
REFURBISHED



PROXIMITY TO  
BOTH M3 & M27



ALLOCATED CAR  
PARKING SPACES



INDICATIVE IMAGE



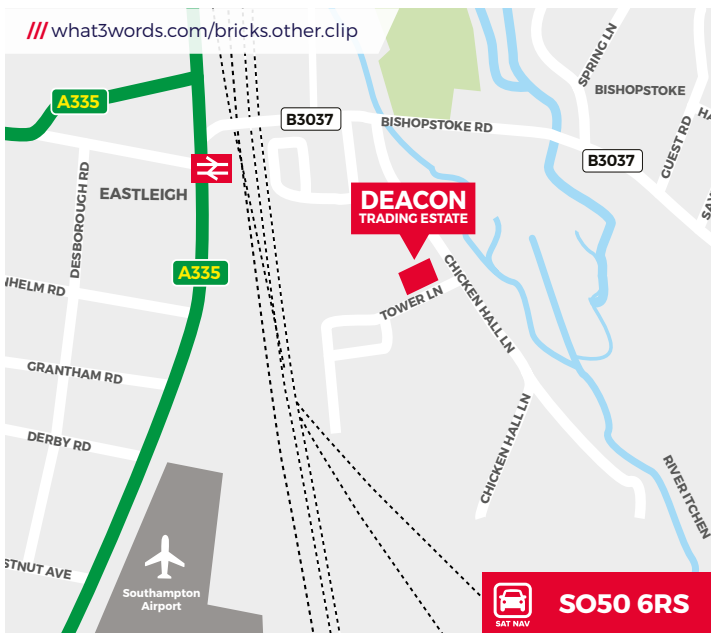
[www.ipif.com/eastleigh](http://www.ipif.com/eastleigh)

INDUSTRIAL / WAREHOUSE UNIT TO LET

**DEACON TRADING ESTATE**  
CHICKENHALL LANE, EASTLEIGH, SO50 6RS

**IPIF**





## 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 due to be refurbished to a high standard. The unit provides open warehouse space with ground and first floor offices and benefits from car parking/ yard areas to the front. It is of steel portal frame construction with part brick and part profile metal sheet elevations.

## SPECIFICATION

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

## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

| UNIT C4         | M <sup>2</sup> | FT <sup>2</sup> | EPC  |
|-----------------|----------------|-----------------|------|
| Warehouse       | 617            | 6,641           | C-66 |
| GF / FF Offices | 65.4           | 704             |      |
| <b>TOTAL</b>    | <b>682.4</b>   | <b>7,345</b>    |      |

## 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

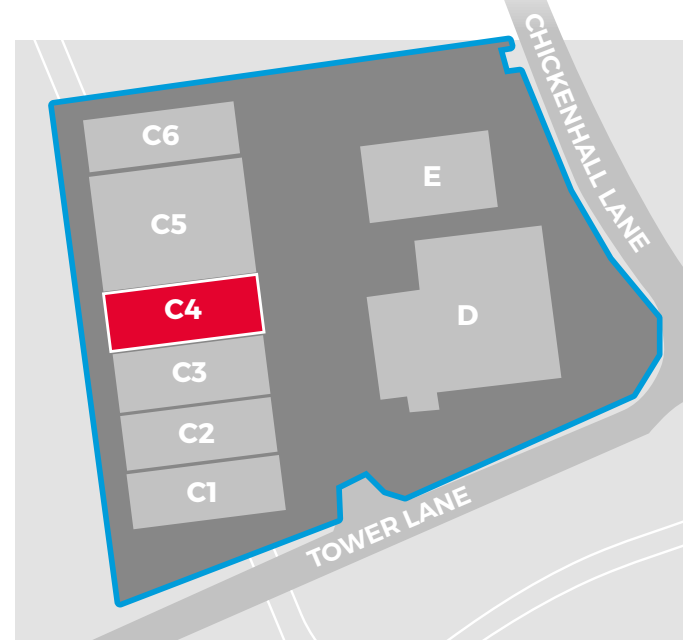
All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPCs are available on request.



INDICATIVE IMAGE



On behalf of the landlord

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