

# UNITS TO LET

## 2,554 - 11,911 ft<sup>2</sup>



FULLY  
REFURBISHED



EXCELLENT ACCESS  
TO THE A3



GREAT LOADING  
YARD AREAS



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

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

**HAZLETON INTERCHANGE**  
LAKESMERE ROAD, HORNDEAN, HAMPSHIRE, PO8 9JU

**IPIF**

## ACCOMMODATION

Available accommodation comprises of the following approximate gross internal areas:

<b>UNIT A2</b>	ft <sup>2</sup>	m <sup>2</sup>
<b>TOTAL</b>	<b>10,766</b>	<b>1,000</b>
<b>UNIT C1</b>	ft <sup>2</sup>	m <sup>2</sup>
<b>TOTAL</b>	<b>9,135</b>	<b>849</b>
<b>UNIT C2</b>	ft <sup>2</sup>	m <sup>2</sup>
<b>TOTAL</b>	<b>3,174</b>	<b>295</b>
<b>UNIT L1</b>	ft <sup>2</sup>	m <sup>2</sup>
<b>TOTAL</b>	<b>11,911</b>	<b>1,114</b>
<b>UNIT M2</b>	ft <sup>2</sup>	m <sup>2</sup>
<b>TOTAL</b>	<b>11,872</b>	<b>1,103</b>

## DESCRIPTION

Each unit is of modern construction and provides a clear span warehouse with part brick and profile metal sheet clad elevations beneath a pitched profile metal sheet roof incorporating translucent panelling.



OFFICE  
ACCOMMODATION



ALLOCATED  
PARKING SPACES



GREAT LOADING  
YARD AREAS



3 PHASE  
POWER



ROLLER  
SHUTTER DOORS



FULLY  
REFURBISHED

UNIT A2



UNIT C1



UNIT C2



UNIT M2



UNIT L1



UNIT L1



## LOCATION

The properties are located on the well established Hazleton Interchange which is accessed from Junction 2 of the A3(M) via Dell Piece West and Lakesmere Road. The estate benefits from excellent road links being ½ mile from the A3(M) which in turn connects to the A27/M27 south coast motorway.



**PO8 9JU**

/// [what3words.com/faster.trim.themes](https://www.what3words.com/faster.trim.themes)



## LEASE TERMS

The units are available on a new full repairing and insuring lease.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are 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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