

UNITS TO LET

2,554 - 11,911 ft²



FULLY
REFURBISHED



EXCELLENT ACCESS
TO THE A3



GREAT LOADING
YARD AREAS



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:

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

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

IPIF
0800 804 8600
www.ipif.com

Lewis Callanan
lewis.callanan@ipif.co.uk

**HELLIER
LANGSTON**
01329 220 111
02382 022 111
www.hlp.co.uk

Andy Hellier
ah@hlp.co.uk

Matt Poplett
matt@hlp.co.uk

**Vail
Williams**
02392 203 200
vailwilliams.com

Alex Gauntlett
agauntlett@vailwilliams.com

Oliver Hockley
ohockley@vailwilliams.com