

UNIT TO LET

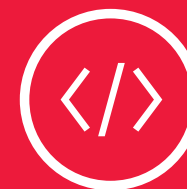
17,362 ft² (1,613.08 m²)



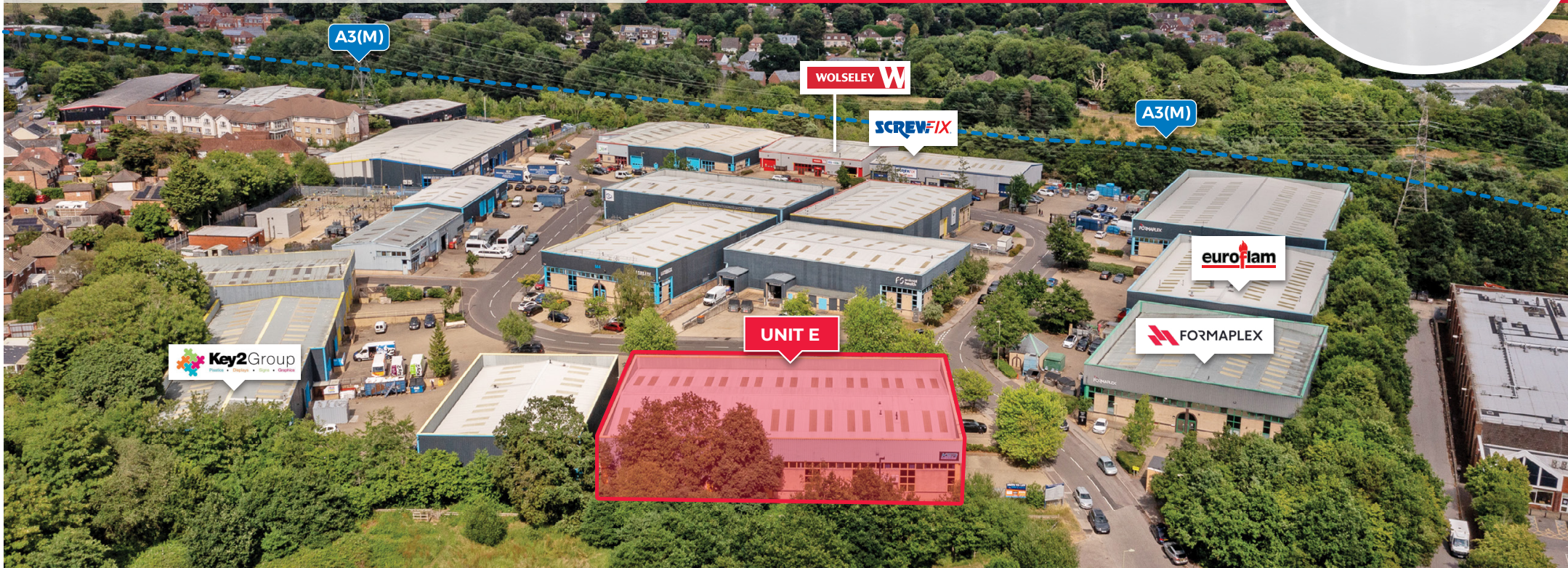
FULLY
REFURBISHED



6.24M
EAVES HEIGHT



DETACHED
UNIT



www.ipif.com/horndean

MODERN INDUSTRIAL DETACHED UNIT TO LET

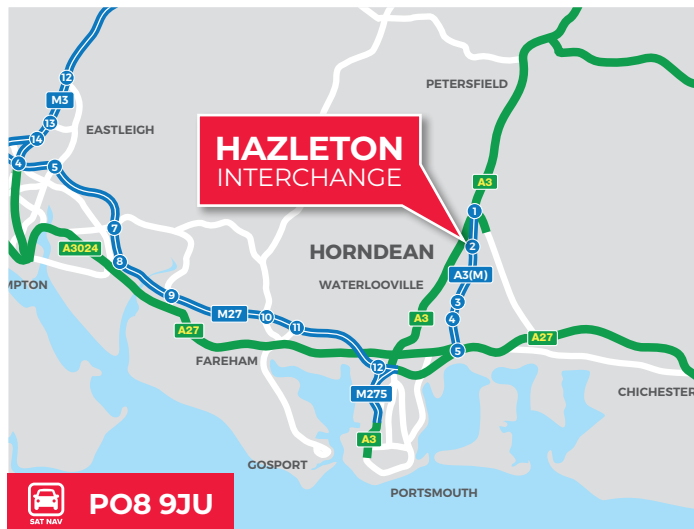
UNIT E HAZLETON INTERCHANGE

LAKESMERE ROAD, HORNDEAN, HAMPSHIRE, PO8 9JU

IPIF

LOCATION

The property is 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.



DESCRIPTION

The unit is a detached build 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.

ACCOMMODATION & SPECIFICATION

UNIT E	ft ²	m ²
Ground Floor Office & Ancillary	3,151	292.77
First Floor Office & Ancillary	3,099	287.93
Warehouse	11,112	1,032.38
TOTAL	17,362	1,613.08

- 6.24m eaves height
- Allocated parking spaces and loading apron
- LED lighting to warehouse and offices
- Ground and first floor office accommodation
- 3 phase power
- Loading door
- Kitchenette & WC facilities
- VRF heating and cooling to offices
- Ability to create a secure yard, subject to landlord consent



LEASE TERMS

The unit is 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
01320 220 111
02382 022 111
www.hlp.co.uk

Andy Hellier
ah@hlp.co.uk

Matt Poplett
matt@hlp.co.uk

Vail Williams
023 9220 3200

Alex Gauntlett
agauntlett@vailwilliams.com

Oliver Hockley
ohockley@vailwilliams.com