



Unit J1 Hazleton Interchange, Lakesmere Road, Horndean, PO8 9JU

Modern Industrial / Warehouse

Summary

Tenure	To Let
Available Size	4,211 sq ft / 391.21 sq m
Rent	£44,415 per annum Passing rent
Rates Payable	£18,944 per annum
Rateable Value	£37,000

Key Points

- Office Accommodation
- Forecourt Parking & Loading Apron
- Minimum Eaves Height 4.53m
- Roller Shutter Loading Door 3.61m h x 3.64m w
- 3 Phase Power



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Description

Unit J1 is of modern construction and provides a clean span warehouse with part brick and profile metal sheet clad elevations beneath a pitched profile metal sheet roof incorporating translucent panelling.

Location

The property is located on the well established Hazleton Interchange which is accessed from Junction 2 of the A3(M) via Dell Place West and Lakesmere Road. The Estate benefits from excellent road links being 0.5 miles from the A3(M) which in turn connects to the A27/M27 South Coast motorway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - J1	4,211	391.21	Available
Total	4,211	391.21	

Specification

- * Loading Door
- * 3 Phase Power
- * Insulated Roof with roof lights
- * LED Strip Lighting
- * Separate Male & Female WCs
- * Reception / Office area
- * Parking

Terms

Available on the remainder of a 10 year full repairing insuring lease due to expire 9th March 2026 at a passing rent of £44,415 pa, the lease benefits from falling within the provisions of the Landlord & Tenant Act 1954. Alternatively a new lease may be available for a term and rent to be agreed.

Business Rates

Rateable Value £37,000

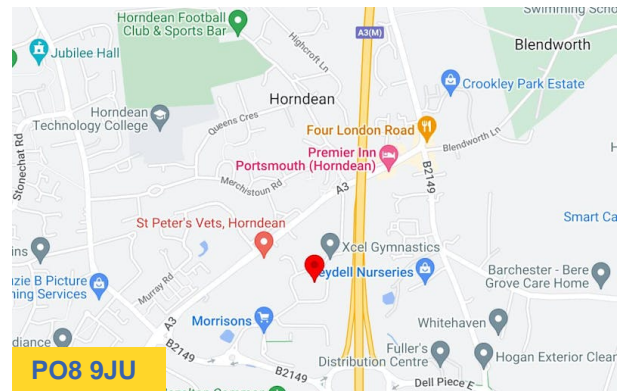
You are advised to make your own enquiries to the Local Authority before making a commitment to lease.

Other Costs

Service Charge - A service charge is levied for the upkeep and maintenance of the common areas - further details upon request.

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - Unless otherwise stated all costs and rents are exclusive of VAT.



Viewing & Further Information

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