



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

Modern Industrial / Warehouse

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	4,211 sq ft / 391.21 sq m
<b>Rent</b>	£44,415 per annum Passing rent
<b>Rates Payable</b>	£18,944 per annum
<b>Rateable Value</b>	£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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# Unit J1 Hazleton Interchange, Lakesmere Road, Hordean, PO8 9JU

## 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
<b>Total</b>	<b>4,211</b>	<b>391.21</b>	

## 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

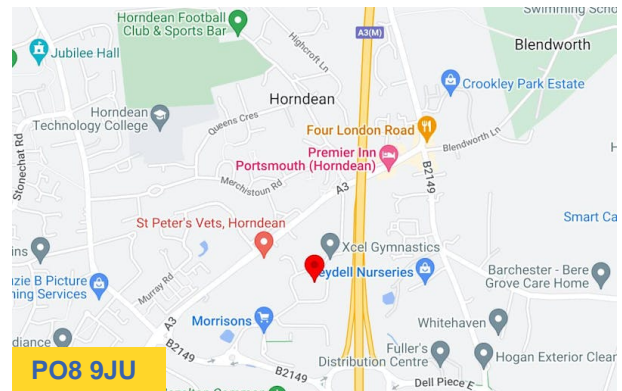
You are advised to make your own enquiries to the Local Authority before making a commitment to lease.

## 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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