

# UNIT TO LET

7,345 ft<sup>2</sup> (682 m<sup>2</sup>)



FULLY  
REFURBISHED



PROXIMITY TO  
BOTH M3 & M27



ALLOCATED CAR  
PARKING SPACES



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

INDUSTRIAL / WAREHOUSE UNIT TO LET

**DEACON TRADING ESTATE**  
CHICKENHALL LANE, EASTLEIGH, SO50 6RS

**IPIF**



## LOCATION

Deacon Trading Estate is a well established estate located at the top end of Chickenhall Lane at its junction with Tower Lane. Junctions 12 & 13 of the M3 and junction 5 of the M27 are all within approximately 1.75 miles.

Eastleigh itself is a well established industrial location with the town centre located approximately 6 miles to the north of Southampton, 14 miles to the west of Portsmouth and 10 miles to the south of Winchester.

## DESCRIPTION

The unit forms part of a terrace and has been fully refurbished to a high standard. The unit provides open warehouse space with ground and first floor offices and benefits from car parking / yard area to the front. It is of steel portal frame construction with part brick and part profile metal sheet elevations.

## SPECIFICATION

- Full height loading door to the front elevation
- Ground & first floor office accommodation
- Male & Female WC facilities
- 5m eaves height
- Allocated car parking spaces
- 7.5m ridge
- 3 phase power supply

## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT C4	M <sup>2</sup>	FT <sup>2</sup>	EPC
Warehouse	617	6,641	C-66
G/FF Offices	65.4	704	
<b>TOTAL</b>	<b>682.4</b>	<b>7,345</b>	

## LEASE TERMS

Available by way of new Full Repairing and Insuring leases.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGES

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

## LEGAL COSTS

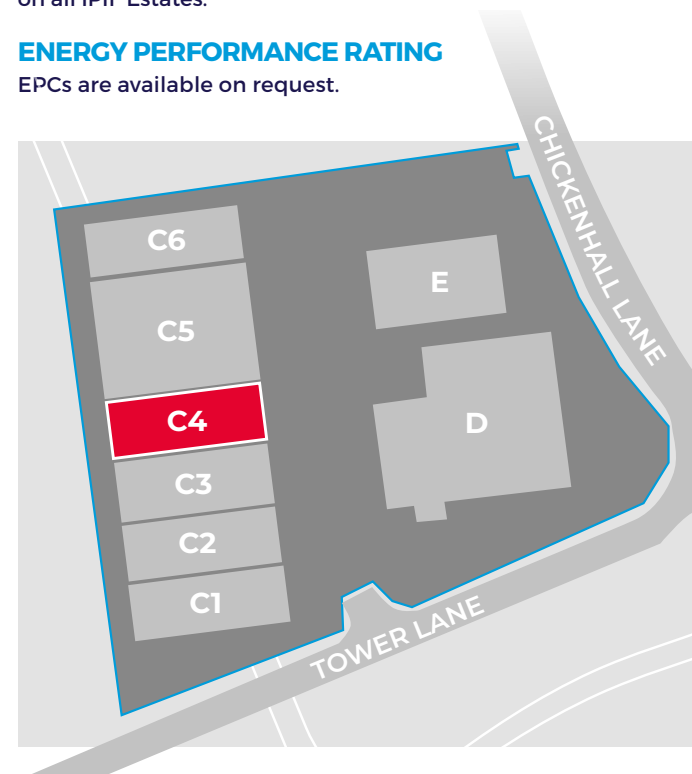
Each party will be responsible for their own legal costs incurred in this transaction.

## 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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