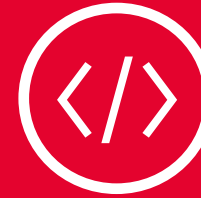


# UNIT TO LET

## 18,205 ft<sup>2</sup> (1,691m<sup>2</sup>)



UNDER REFURBISHMENT  
AVAILABLE Q2 2025



DETACHED  
UNIT



FIRST FLOOR  
OFFICES



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

DETACHED UNIT TO LET

**UNIT D, OMEGA ENTERPRISE PARK,**  
ELECTRON WAY, CHANDLERS FORD, SO53 4SE



## LOCATION

The property is situated on the Chandlers Ford Industrial Estate, approximately 6 miles north of Southampton City Centre. The M3 motorway can be accessed either to the north at Junction 12 (2 miles) or to the southeast at Junction 13 (1.5 miles) and the M27 can be accessed at either Junction 5 or Junction 3 within 2 and 5 miles respectively. Southampton International Airport and Southampton Parkway Station are both within approximately 2 miles and provide regular services to London Waterloo.



## DESCRIPTION

The unit is a modern detached industrial/warehouse unit of steel portal frame construction with full height insulated clad external elevations. The main industrial/warehouse area is accessed via two full height loading doors. There is office accommodation at first floor level providing open plan space. The unit is currently undergoing refurbishment works.

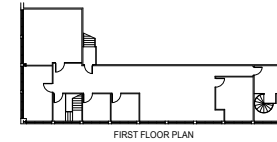
## PROPOSED SPECIFICATION

- Detached unit
- 5.8 min eaves height
- 2 large loading doors (5m x 4m)
- First floor offices (with option to add ground floor offices)
- Three phase electricity
- 28 allocated car parking spaces
- New roof
- Photovoltaic panels on roof
- Electric vehicle charging
- New entrance canopy
- VRF air conditioning in offices
- Suspended ceiling with LED lighting
- Ground floor kitchen/canteen area

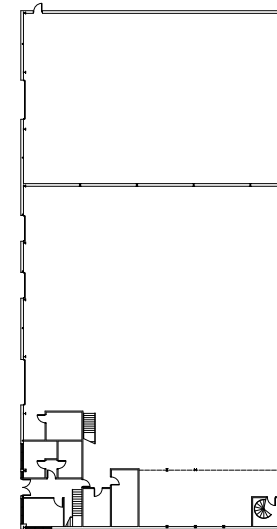
## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT D	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor Warehouse	1,496	16,106
First Floor Offices	195	2,099
<b>Total</b>	<b>1,691</b>	<b>18,205</b>



FIRST FLOOR PLAN



GROUND FLOOR PLAN

On behalf of the landlord

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On behalf of the landlord



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# UNIT D, OMEGA ENTERPRISE PARK, ELECTRON WAY, CHANDLERS FORD, SO53 4SE

## 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

EPC B-50



On behalf of the landlord



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