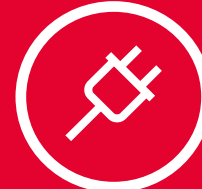


UNIT TO LET

9,880 ft² (918m²)



UNDER REFURBISHMENT
AVAILABLE Q2 2025



3 PHASE
POWER



FIRST FLOOR
OFFICES



www.ipif.com/omega

END OF TERRACE INDUSTRIAL UNIT TO LET

UNIT E3, 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 industrial/warehouse unit of steel portal frame construction with full height insulated clad external elevations. The unit is currently undergoing refurbishment works.

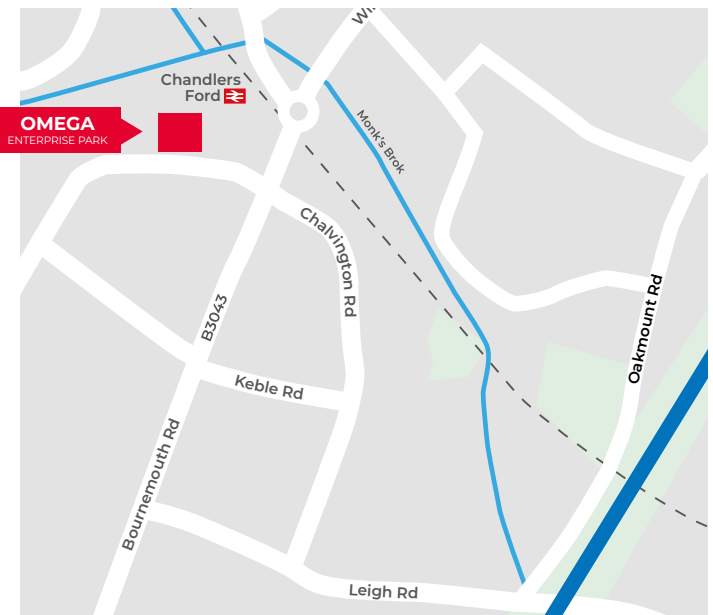
PROPOSED SPECIFICATION

- Min eaves 5.75m / Haunch 4.99m / Ridge 8.56m
- 1 x Loading door (W: 3.99m x H: 4.98m)
- Three phase electricity
- Secure compound
- Mains drainage & water
- Ground and first floor WC's
- Ground floor locker room
- Two open plan 1st floor offices
- Electric vehicle charging
- VRF air conditioning in offices
- Suspended ceiling with LED lighting

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT E3	M ²	FT ²
Warehouse	675	7,263
Ground Floor Under Croft & Ancillary	126	1,358
First Floor	117	1,259
Total	918	9,880



On behalf of the landlord

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UNIT E3, 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-49



On behalf of the landlord

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