

AVAILABLE TO LET

from 2,342 SQ FT (218 SQ M)



UNITS TO BE FULLY REFURBISHED



EXCELLENT ACCESS TO THE A3



GREAT LOADING YARD AREAS



INDICATIVE PHOTO



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MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

HAZLETON INTERCHANGE
LAKESMERE ROAD, HORNDEAN, HAMPSHIRE, PO8 9JU





LOCATION

The properties are located on the well established Hazleton Interchange which is accessed from Junction 2 of the A3(M) via Dell Piece West and Lakesmere Road. The estate benefits from excellent road links being ½ mile from the A3(M) which in turn connects to the A27/M27 south coast motorway.

DESCRIPTION

Each unit is of modern construction and provide a clear span warehouse with part brick and profile metal sheet clad elevations beneath a pitched profile metal sheet roof incorporating translucent panelling.

SPECIFICATION

- Office accommodation
- Allocated parking spaces
- 3 phase power
- Gas supply
- Roller shutter measuring 4mH x 3.5mW

ACCOMMODATION

Available accommodation comprises of the following approximate gross internal areas:

UNIT B4	FT ²	M ²
TOTAL	2,342	218
UNIT K2	FT ²	M ²
TOTAL	3,940	366

Unit K2 includes a small ground floor office reception area.

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

EPCs are available on request.



On behalf of the Landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Jonathan Manhire
jonathan.manhire@eu.jll.com

Simon Woodruff
simon.woodruff@eu.jll.com



Harnish Patel
hpatel@vailwilliams.com

Alex Gauntlett
agauntlett@vailwilliams.com