

# UNIT 9 TO LET

96,856 ft<sup>2</sup> (8,998 m<sup>2</sup>)



3.45 ACRE  
SECURE YARD



PV ROOF  
PANELS



BRAND  
NEW ROOF



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

REFURBISHED INDUSTRIAL / WAREHOUSE UNIT

**UNIT 9, BARTON PARK** INDUSTRIAL ESTATE  
CHICKENHALL LANE, EASTLEIGH SO50 6RR

**IPIF**



On behalf of the landlord



**Lewis Callanan**  
lewis.callanan@ipif.co.uk



**Tim Clement**  
07970 092 974 | tim.clement@jll.com  
**Oliver Hockley**  
07704 687 459 | oliver.hockley@jll.com



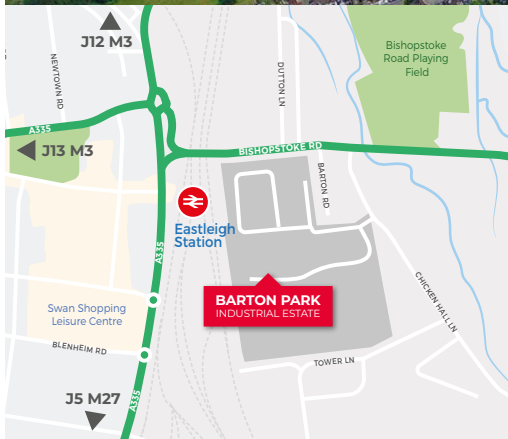
**Luke Mort**  
07591 384 236 | lmort@lsh.co.uk  
**Dan Rawlings**  
07702 809 192 | drawlings@lsh.co.uk  
**Elise Evans**  
07703 393 120 | eevans@lsh.co.uk



**Nick Tutton**  
07887 563 264 | nicholas.tutton@cbre.com  
**Oliver Sherriff**  
07919 392 004 | oliver.sherriff@cbre.com

## LOCATION

Barton Park Industrial Estate is located off Chickenhall Lane which is accessed off the Bishopstoke Road (B3037). The property is a short distance to the east of the A335. In turn the A335 provides access to junction 12 and 13 of the M3 and junction 5 of the M27. Eastleigh is a well-established industrial location with the town centre located approximately 6 miles to the north of Southampton City Centre and 8 miles to the south of Winchester. Eastleigh Station is approximately ½ a mile from the site providing direct access to London Waterloo with a journey time of approximately 1 hour.



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# BARTON PARK

## INDUSTRIAL ESTATE

CHICKENHALL LANE,  
EASTLEIGH SO50 6RR

### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

| UNIT 9         | FT²     | M²     | EPC  |
|----------------|---------|--------|------|
| Warehouse      | 96,856  | 8,998  | B-50 |
| 3.45 Acre Yard | 150,282 | 13,962 |      |

### DESCRIPTION

The property is a detached industrial/warehouse unit with large 3.45 acre secure self-contained yard.



### SPECIFICATION

- New roof and PV panels
- Loading on two sides with 13no. ground level loading doors
- 9 electric shutters from 3m (w) x 4.27m (h)
- 5.98m to underside of roof truss
- 3 phase power supply
- Concrete floor
- 3.45 acre secure yard
- Suitable for 10,725 Euro Pallets or 7,150 UK Pallets



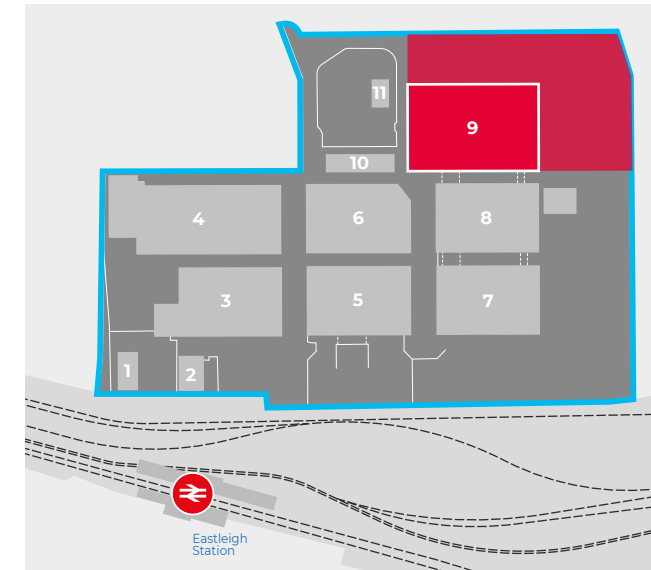
PV ROOF  
PANELS



3 PHASE  
POWER SUPPLY



5.98 M EAVES  
HEIGHT



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