

UNIT J2 HAZLETON INTERCHANGE,
HORNDEAN, PO8 9JU



INDUSTRIAL / WAREHOUSE WITH YARD TO LET

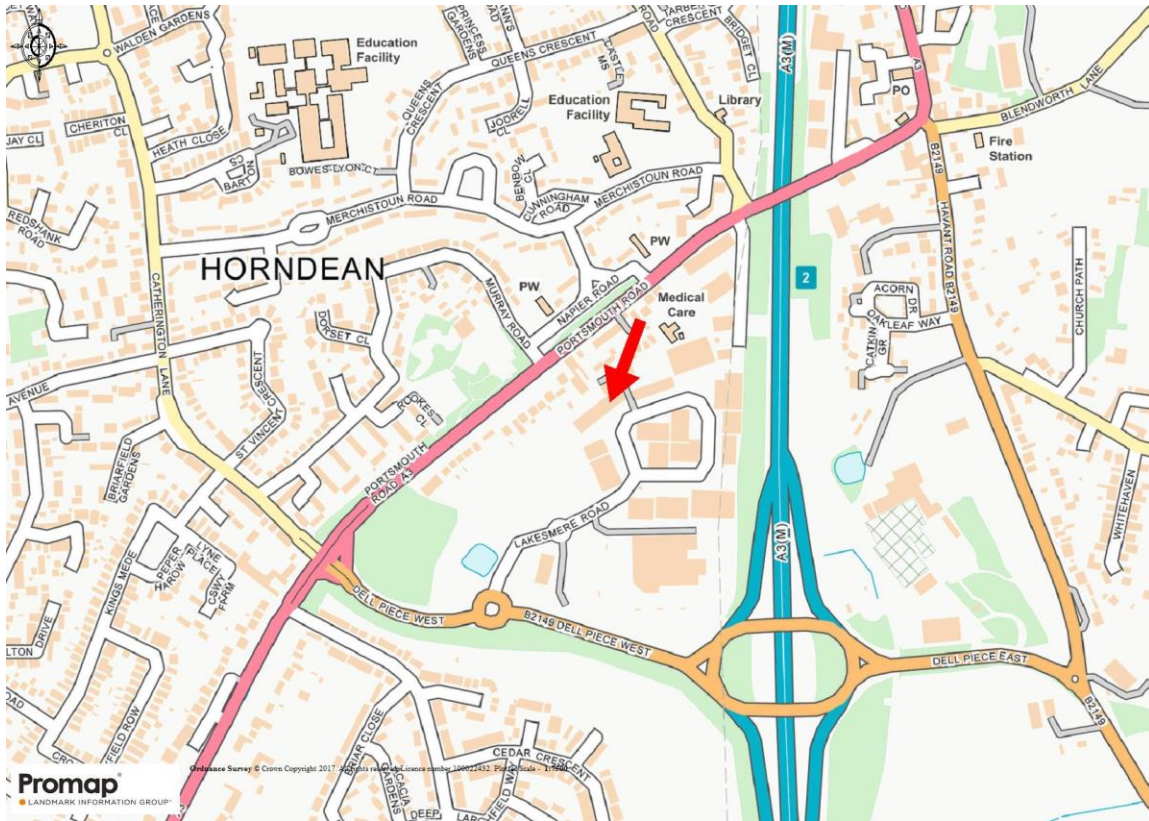


4,205 sq.ft (390.6 sq.m) Gross Internal Area

KEY FEATURES

- To be refurbished
- Large loading yard
- Car parking spaces
- Office/Reception area
- All mains services

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LOCATION

Unit J2 is 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

The unit comprises a modern mid terrace clear span light industrial/warehouse unit with part brick part profile metal sheet clad elevations beneath a pitched profile metal sheet roof with roof lights.

Access to the unit is via a double-glazed personnel door or via loading door to the front elevation. Internally the unit provides warehouse accommodation with ancillary offices and WC facilities.

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SCHEDULE OF AREAS (GROSS INTERNAL)

Description	ft ²	m ²
Warehouse and ancillary areas	4,205	390.6
Total approx. GIA	4,205	390.6

SPECIFICATION

- Electric up and over loading door (3.61m w x 3.63m h)
- Loading yard
- 3 phase power
- Gas supply
- Electric heating to the office
- Car parking spaces
- Office/Reception area
- Min eaves: 4.6m
- Max eaves: 5.9m



SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

Available upon application.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £27,250.

However, we would advise an interested party to confirm the accuracy of this information.

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EPC

Energy Performance Rating: D-93

Reference Number: 0623-3013-0219-0800-1221

LEGAL COSTS

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

VIEWING

Strictly by appointment through the joint sole agents.

CONTACTS

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**Subject to Contract
October 2018**

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