



Unit E2 Omega Enterprise Park

ELECTRON WAY, CHANDLERS FORD, EASTLEIGH, SO53 4SE



TO LET

Mid-Terrace Industrial/Warehouse Unit
Excellent Links to M3 and M27 Motorways
9,752 sq ft (906.02 sq m) plus mezzanine 1,183 sq ft (109.94 sq m)

Description

Unit E2 Omega Enterprise Park comprises a modern, mid-terrace industrial/warehouse unit of steel portal frame construction with full height insulated clad external elevations.

Specification

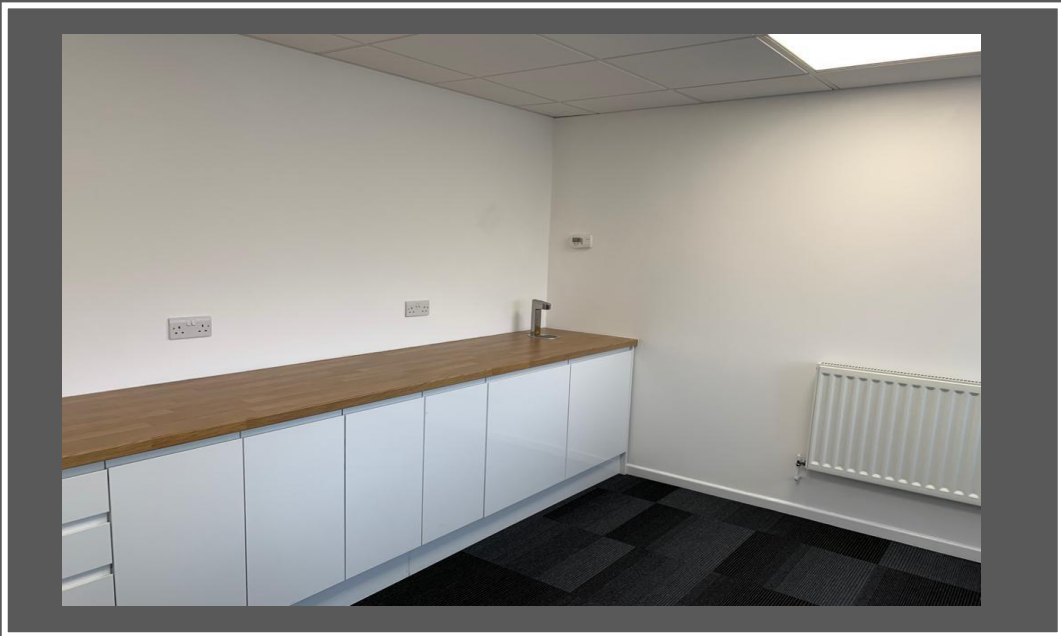
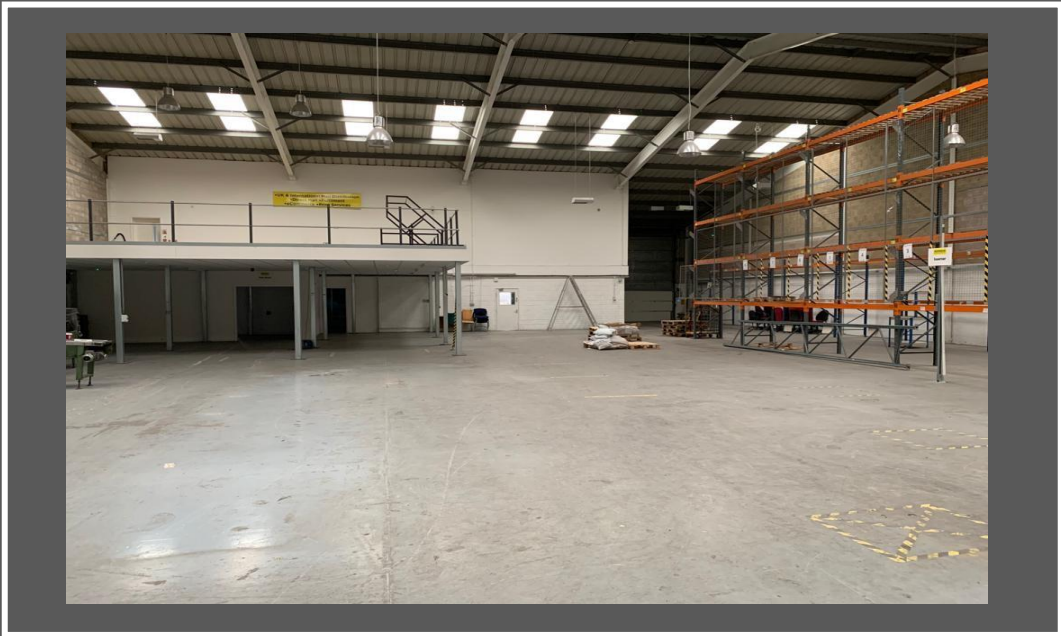
- Electric Up and Over Door 3.98m (w) x 5.25m (h)
- 5.82m Eaves
- 5.06m Haunch
- 8.6m Ridge
- LED Warehouse Lighting
- First Floor Offices recently redecorated to include new carpet throughout
- Mezzanine
- Male and Female WCs
- Large Loading Apron and Car Parking
- EPC Rating C64



Floor Area	Sq Ft	Sq M
Ground Floor	8,538	793.25
First Floor (Office)	1,214	112.78
Total Floor Area	9,752	906.02
Mezzanine	1,183	109.94







Location

Approximately 1.5 miles from J13 of the M3 and 2.5 miles from J5 of the M27, Omega Enterprise Park is located within Chandlers Ford Industrial Estate which is one of the premier estates in the Southampton area. Eastleigh town centre is approximately 1 mile to the east and Southampton town centre is approximately 5 miles to the south. The area benefits from excellent communications infrastructure and is well served with motorway, rail, shipping and airport facilities.

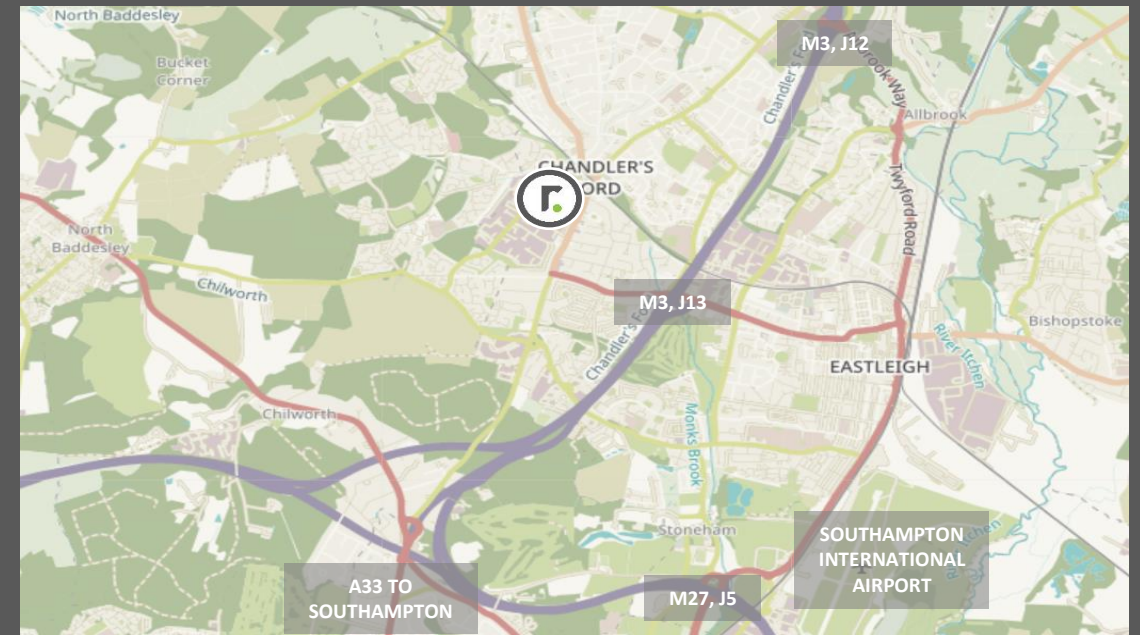
Terms & Rent

The property is held on a 10 year lease expiring in March 2025 and is excluded from the Security of Tenure provisions of the Landlord & Tenant Act 1954 Part II. An assignment or new sub-lease is available by negotiation. The passing rent is £99,702 per annum exclusive of rates, service charge, Insurance and VAT.

Rateable Value

It is understood the current rateable value for the property is £59,000. Prospective tenants are advised to make their own enquiries to the Local Authority, Eastleigh Borough Council to confirm this information is correct.

Destinations	Miles
Junction 13, M3	1.5
Junction 12, M3	2
Junction 5, M27	2.5
Port of Southampton	7.1
Southampton International Airport	2.6



Unit E2 Omega Enterprise Park, Chandlers Ford, Eastleigh

SAT NAV: SO53 4SE

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Adrian Whitfield

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