

# UNIT TO LET

## 12,683 ft<sup>2</sup> (1,178m<sup>2</sup>)



UNDER REFURB &  
AVAILABLE Q1 2026



LARGE YARD  
CAN BE SECURED



CLEAR SPAN  
WAREHOUSE



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

DETACHED INDUSTRIAL UNIT WITH YARD TO LET

**UNIT C, 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 comprises a modern detached steel portal frame industrial/warehouse unit with clear span warehouse and 1st floor offices. Externally the unit has a large concrete yard which can be enclosed and separate car park for the offices. The unit is currently undergoing refurbishment works.

## PROPOSED SPECIFICATION

- Min eaves 5.80m / haunch 4.97m / Ridge 9.65m
- Clear span warehouse
- 2x loading doors (W: 3.98 x H: 4.98m)
- Three phase electricity
- Potential to create a secure yard
- Mains drainage and water
- Ground WCs
- 1st floor offices
- Suspended ceiling with LED lighting

## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT C	M <sup>2</sup>	FT <sup>2</sup>
Warehouse and ancillary area	1,098	11,818
First floor offices	80	865
<b>Total</b>	<b>1,178</b>	<b>12,683</b>



On behalf of the landlord

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## 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

C-74 (To be reassessed following refurbishment)



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