UNIT TO LET

12,683 ft² (1,178m²)

UNDER REFURB & AVAILABLE Q1 2026

LARGE YARD CAN BE SECURED

CLEAR SPAN WAREHOUSE

www.ipif.com/omega

DETACHED INDUSTRIAL UNIT WITH YARD TO LET

UNIT C, OMEGA ENTERPRISE PARK,
ELECTRON WAY, CHANDLERS FORD, SO53 4SE

IPIF

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 is 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.

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	M²	FT²
Warehouse and ancillary area	1,098	11,818
First floor offices	80	865
Total	**1,178**	**12,683**

On behalf of the landlord

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Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. June 2025.

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ELECTRON WAY, CHANDLERS FORD, SO53 4SE

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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