

# Wykeham Trade Park

Winchester SO23 7RX



Companies currently trading on Wykeham Trade Park



Example of landlord warehouse refurbishment



Example of landlord office refurbishment

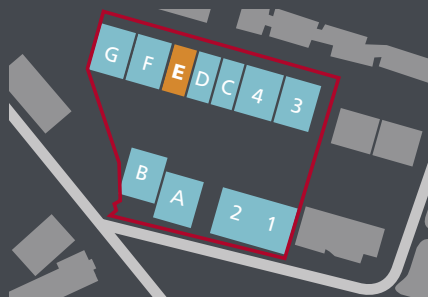
**TO LET**  
**Unit E: Warehouse/  
Trade Counter**  
**4,488 sq ft (417 sq m)**  
**Wykeham Trade Park**  
Moorside Road, Winchester SO23 7RX



## Accommodation Schedule

The premises have been measured in accordance with the RICS Code of Measuring Practice 6th Edition, as follows:

| Unit E           | sq ft        | sq m       |
|------------------|--------------|------------|
| Warehouse        | 3,627        | 337        |
| 1st floor office | 861          | 80         |
| <b>Total GIA</b> | <b>4,488</b> | <b>417</b> |



# Wykeham Trade Park

## Unit E: Warehouse/Trade Counter

### Location

Wykeham Trade Park is situated just off Easton Lane opposite Winchester Trade Park and is approximately 1 mile from Winchester city centre. Junction 9, M3 is within ¼ mile as is the A34, providing access to the Midlands and the North.

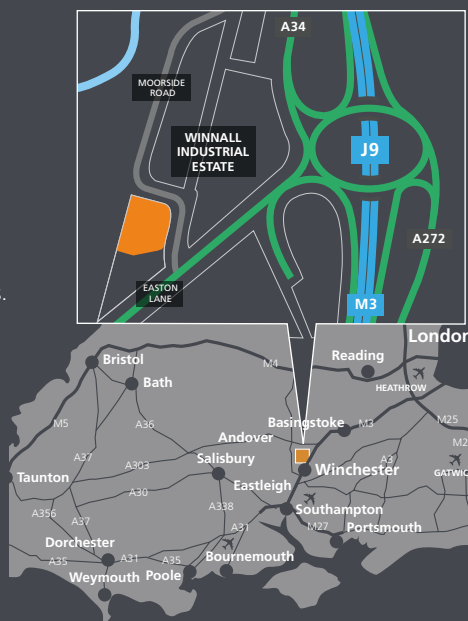
### Description

The unit is of steel portal frame construction arranged in three terraces, with brick and block work elevations to head height with profiled metal cladding above to eaves, under a profiled metal clad roof incorporating 10% translucent roof lights.

Internally the unit provides a combination of full height warehouse with first floor offices. The warehouse area is accessed via a full height loading door.

### Specification

- 5.85 m to haunch, 6.7 m to eaves, 9.1 m to ridge
- Electric loading door 4 m (width) x 4.9 m (height) ■ ¼ mile to A34
- Warehouse lighting ■ 3 phase electricity ■ Ample car parking
- Fully refurbished gas central heated offices



### Rates

On application.

### Rates

According to the Valuation Office website: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search) the Unit E is described as factory and premises and has a Rateable Value of £31,000 in the current and 2017 revaluation.

### Service Charge

Full service charge accounts are available on request.

### Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

### Viewing

Strictly by appointment through the joint sole agents:

**Dan Rawlings**  
D: 02380 713077  
M: 07702 809192  
drawlings@lsh.co.uk

**Matthew Poplett**  
D: 02380 574512  
M: 07971 824525  
matt@hlp.co.uk

**Luke Mort**  
D: 02380 330041  
M: 07591 384236  
LMort@lsh.co.uk

**Jason Webb**  
D: 02380 574513  
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**Lambert  
Smith  
Hampton**  
**023 8033 0041**

**HELLIER  
LANGSTON**  
Commercial Property Consultants  
**02382 022 111**  
**www.hlp.co.uk**

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