

OFFICES @  
**WINNALL  
MANOR  
ROAD**

NEW BUILD OFFICES/  
EMPLOYMENT SPACE TO LET  
WINCHESTER, SO23 0AA



2,500-20,000 sq ft  
Bespoke design & build options available



# OFFICES @ WINNALL MANOR ROAD

## Summary

- Bespoke Design & Build Offices from 2,500-20,000 sq ft
- New Build Offices of highest quality with parking
- Exceptional Business location near M3 Junction 11
- Easy access to Winchester City Centre



WINNALL MANOR ROAD  
WINCHESTER, SO23 0AA

# OFFICES @ WINNALL MANOR ROAD

## Location

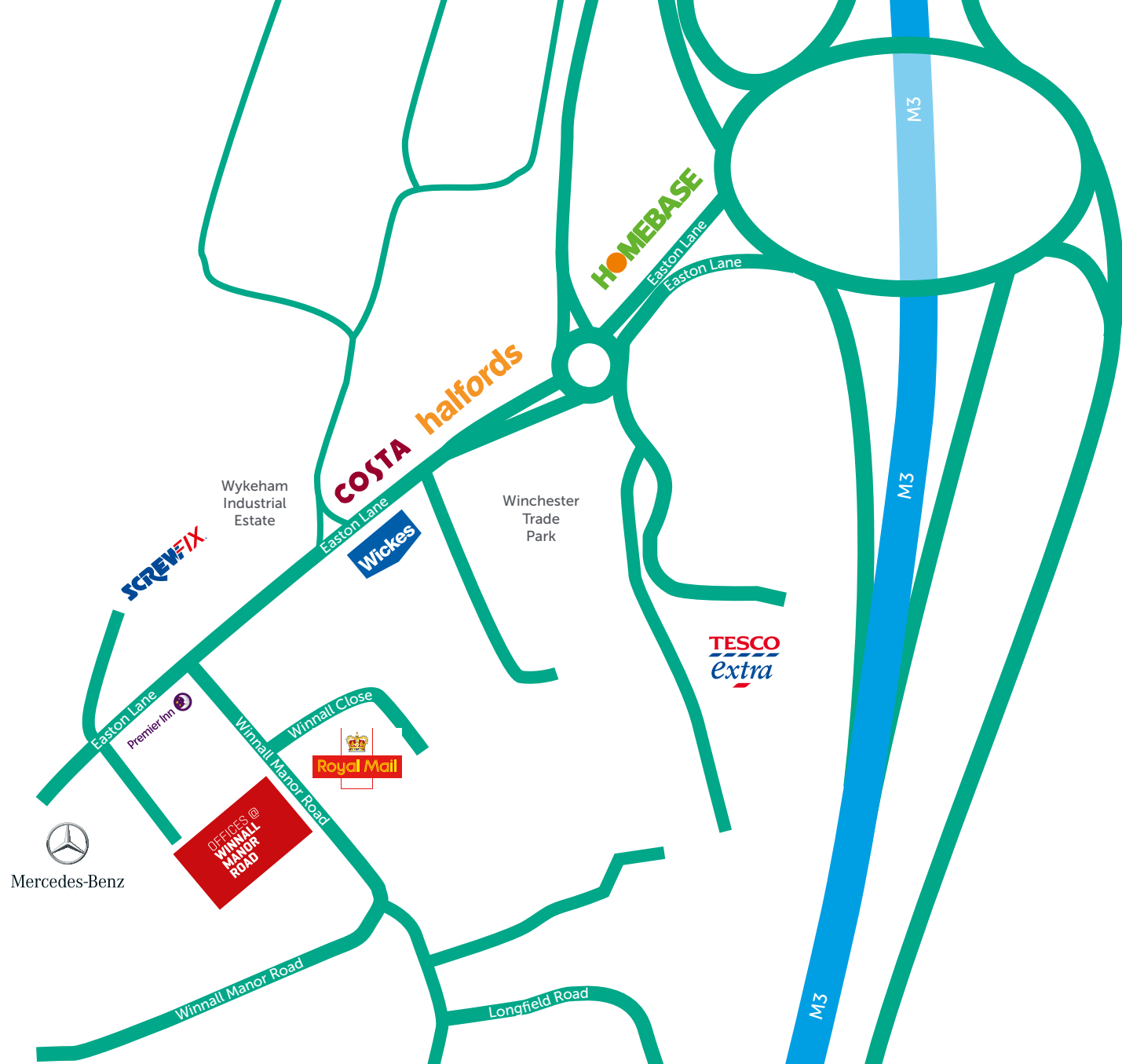
Winchester, Hampshire is a popular, affluent and attractive Cathedral City and County Town.

The property is located on Winnall Manor Road providing access to the M3 motorway via Junction 11,

Winnall Manor Road is just off a main arterial route into the City Centre from the M3 at Junction 11.

Winchester main line train station is easily accessible providing regular services to Southampton (10 minutes), Basingstoke (15 minutes) and London Waterloo (1 hour).

The City is a popular tourist destination due to the famous Cathedral and historic central area.



WINNALL MANOR ROAD  
WINCHESTER, SO23 0AA

# OFFICES @ WINNALL MANOR ROAD

## Rent

Upon application.

## EPC

To be assessed.

## Proposal

The site can accommodate up to 20,000 sq ft of new build office space.

Interested parties are invited to register interest and requirements for their business.

The offices are available to rent on a new FRI lease for a term to be agreed.

## Legal Costs

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

## Viewing

By appointment through the joint agents Goadsby Commercial and Savills through whom all appointments must be made.



**Allan Pickering**

allan.pickering@goadsby.com  
07956 665669

**Thomas Siddall**

thomas.siddall@goadsby.com  
07990 788485

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

WINNALL MANOR ROAD  
WINCHESTER, SO23 0AA