

TO LET

FLEXIBLE BUSINESS/OFFICE SPACE

154 SQ FT // 14.26 SQ M



HAMPSHIRE COMMERCIAL

goadsby

UNIT 6A SCYLLA INDUSTRIAL ESTATE
WINNALL VALLEY ROAD, WINCHESTER, HAMPSHIRE SO23 0LD

SUMMARY >

- FLEXIBLE LEASE TERMS
- ECONOMIC RENTS
- ONE PARKING SPACE

RENT: £4,200 PER ANNUM, EXCLUSIVE OF VAT



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D - 98
EPC Rating

Location

- The Scylla Industrial Estate is located on Winnall Valley Road just off Easton Lane
- Winnall Industrial Estate is the principal industrial area of Winchester and consists of a large range of local and national companies
- There is very good access to the M3, A34, A31 and A272, all being 0.5 miles away

Description

- The Scylla Industrial Estate comprises a total of 9 units, which are a combination of business and light industrial
- The units are made of steel and concrete frame construction as a two-storey development, built on a sloping site
- Unit 6a has one entrance on the West side of the estate
- LED ceiling tile lights
- Private toilet and kitchenette

Accommodation

		sq m	sq ft
Unit 6a	4.61m x 3.10m	14.26	154

Lease

The unit is available by way of a new lease for terms to be agreed.

Rent

£4,200 per annum (£350 p.c.m) exclusive of VAT, business rates and telephone but inclusive of Estate insurance, high speed broadband, maintenance and services.

Parking

One allocated parking space.

Rateable Value

£2,950 (From 01/04/26)

Rates payable at 43.2p in the £ (year commencing 1st April 2026)

Service Charge

A service charge of £400 per annum will be payable in respect of maintenance and repair of the common parts, subject to annual index lined increases. Interested parties are advised to make further enquiries.

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

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