

**TO LET**  
**MODERN SERVICED OFFICES**  
FROM 188 SQ FT // 17.5 SQ M

  
  
**BASEPOINT**  
business centres

HAMPSHIRE COMMERCIAL

goadsby

**BASEPOINT WINCHESTER**

1 WINNALL VALLEY ROAD, WINCHESTER, HAMPSHIRE, SO23 0LD

## SUMMARY >

- FLEXIBLE WORKSPACES
- STAFFED RECEPTION
- MEETING ROOMS & BREAKOUT AREAS
- FREE PARKING
- 24/7 ACCESS
- CCTV





## Location

Based on Winnall Valley Road in the city, a much sought after area for business premises, Basepoint Winchester sits alongside the M3, close to junction 9, providing convenient, effective access to and from the local area and beyond.

With the train station within walking distance Basepoint Winchester is ideally situated for local and regional access via any means of transportation as it sits on the outskirts of Winchester, just off the A34.

## Description

Basepoint Winchester is an established, modern business centre, providing over 18,000 sq ft of space within 65 self-contained units available for rental on a short, fixed or long-term basis.

Offering a range of accommodation to suit most business needs including offices and studios for small to medium sized businesses, incubator units to suit one or two people and flexible multi-purpose spaces suitable for virtually any type of use including retail, light industrial, research & development or storage.

In addition, Basepoint Winchester also offers meeting room space, informal breakout areas and virtual offices.



## Accommodation

Unit No.	Size (Sq Ft)	Size (Sq M)	24 Month Rent	12 Month Rent	Month-2-Month Rent	Notes
4	469	43.6	£915	£968	£1,076	4+ person office Available 01.10.19
19	274	25.5	£915	£968	£1,076	4+ person office Available Now
23	224	20.8	£803	£850	£945	4+ person office Available 01.04.19
30	222	20.6	£803	£850	£945	4+ person office Available Now
36	281	26.1	£938	£993	£1,103	6+ person office Available Now
53	188	17.5	£714	£756	£840	6+ person office Available Now
54	188	17.5	£714	£756	£840	4+ person office Available 01.05.19
55	383	35.6	£1,250	£1,325	£1,470	6+ person office Available 01.05.19
56	281	26.1	£938	£993	£1,103	6+ person office Available 01.05.19
54/55/56	852	79.2	£2,718	£3071.70	£3,413	6+ person office Available 01.05.19

## 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.

## Legal Costs

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

## 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.

[goadsby.com](https://www.goadsby.com)

