

100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)

**TO LET**  
**OFFICE SUITE**  
319 SQ FT (29.68 SQ M)



HAMPSHIRE COMMERCIAL

goadsby

**UNIT 11 WINTEX HOUSE**

EASTON LANE BUSINESS PARK, WINNALL, WINCHESTER, HAMPSHIRE, SO23 7RQ

## SUMMARY >

- CLOSE TO CITY CENTRE
- ALLOCATED CAR PARKING
- DISABLED ACCESS
- FLEXIBLE LEASE TERMS
- USE CLASS E
- LIFT

RENT: £7,200 + VAT PER ANNUM EXCLUSIVE



Excellent  
Access to M3



Allocated  
Parking Spaces



C - 74  
EPC Rating



**UNIT 11 WINTEX HOUSE**  
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## Location

- Wintex House is based on Winnall Farm Industrial estate, Easton Lane
- Easton lane is the main road leading from Winchester City Centre to the M3 and the A34
- Winnall is the principal industrial area of Winchester and consists of a large range of local and national companies
- Other firms on the Winnall Farm Estate include Alfreds Brewery, Winchester Mobility, Southern Bookcrafts Club and Beaver Tool Hire



## Description

- Unit 11 is a 319 sq ft office suite, based in Wintex House
- The suite has recently been painted and new carpet tiles laid
- Communal kitchen, WC facilities included and pay-by-use showers available
- Gas central heating and LED lighting
- Phone and key fob entry system
- Lift for disabled access

## Accommodation

Net Internal Area IPMS3 approx. 319 sq ft // 29.68 sq m

## Rent

**Unit 11: £7,200 + VAT per annum**

The above rents are exclusive of business rates, service charge and insurance premium payable quarterly in advance by standing order.

## Lease

The unit is offered on a new lease/flexible licence for a term to be agreed.

## Rateable Value

£2,150 (from 1<sup>st</sup> April 2023)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025).

## Service Charge

£960 per annum.

## 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.

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

