

# TO LET

## INDUSTRIAL UNITS

### FLEXIBLE TERMS

### 2 YEAR LICENCE AGREEMENT AVAILABLE

### WITH BREAK OPTIONS



HAMPSHIRE COMMERCIAL

goadsby

**WINNALL MANOR ROAD**  
WINCHESTER, HAMPSHIRE SO23 0AA



## SUMMARY >

- INDUSTRIAL UNITS AND SUBSTANTIAL YARD
- 2 INDUSTRIAL UNITS WITH ROLLER SHUTTER DOORS
- FLEXIBLE TERMS/SHORT LEASES
- AVAILABLE INDIVIDUALLY OR AS A WHOLE SITE
- POPULAR INDUSTRIAL LOCATION
- EXCEPTIONAL BUSINESS LOCATION NEAR JUNCTION 11



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## Location

Winchester 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 the main arterial route into the City Centre, Winchester's mainline train station provides regular services to Southampton, Basingstoke and onto London Waterloo.

## Description

The premises comprise two industrial units that can be let individually or combined with a substantial secure yard to the rear. There is also substantial parking to the front for each unit.

The units have roller shutter doors and good eaves heights. Providing economical industrial storage and yard space.

## Accommodation

		sq m	sq ft
Unit B	(incl. 2,201 sq ft office)	275	2,971
Unit C		412	4,436

<b>Total area approx.</b>		<b>687</b>	<b>7,407</b>
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Yard - Extends to approximately 13,000 sq ft







## Terms

The units are available at **£5 per sq ft** and yard space by terms to be agreed.

Alternatively, the yard can be leased in part on terms to be agreed.

## Rateable Value

**£ to be re-assessed**

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 2024)

## EPC Rating

To be confirmed

## 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://goadsby.com)



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