

**TO LET**

**INDUSTRIAL UNIT**

**2,230 SQ FT // 207.17 SQ M**



HAMPSHIRE COMMERCIAL

**goadsby**

**2 EASTON LANE**  
WINCHESTER, HAMPSHIRE SO23 7RQ

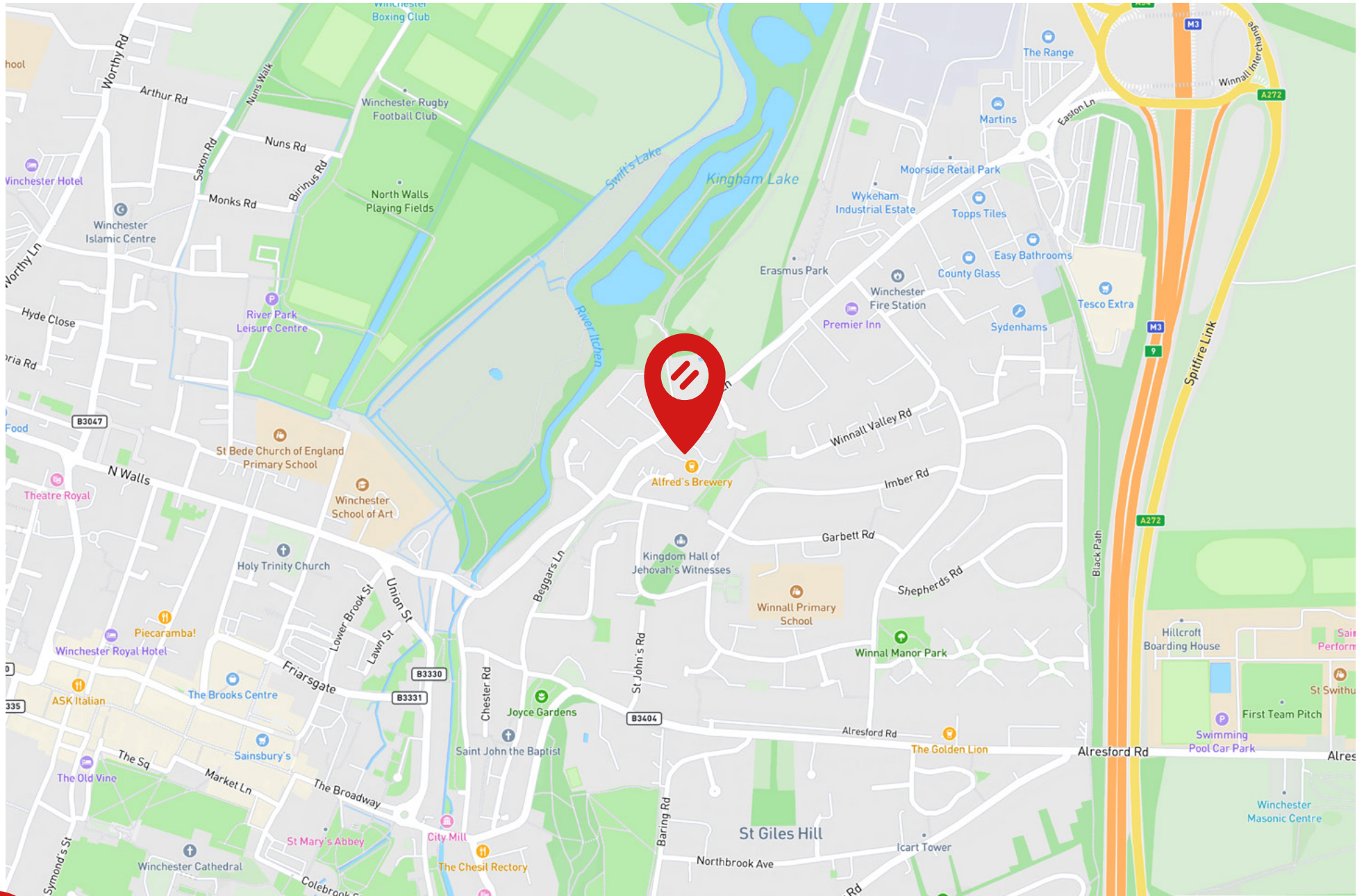
## SUMMARY >

- ROADSIDE LOCATION CLOSE TO CITY CENTRE
- ADJACENT OCCUPIERS INCLUDE TRADE COUNTER & MOTOR RELATED BUSINESSES
- PICADOR VAUXHALL IS LOCATED WITHIN THE IMMEDIATE VICINITY

QUOTING RENT: £24,500 PER ANNUM EXCL.



2 EASTON LANE  
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## Location

- Located within the established Winnall industrial area
- Nearby occupiers include car showroom and garage, vehicle repair workshop, and multi-let Wintex House

## Description

- Conventional industrial unit with roller shutter loading door (approx. 3m wide x 3m high)
- Pitched roof with eaves height ranging from approx. 2.53m to 3.53m
- Total floor area of approximately 2,230 sq ft
- Includes small separate office accommodation and WC facilities to the rear
- Unit presented in generally good internal condition
- Potential for roof over-cladding to improve insulation and prevent water ingress
- Opportunity for tenant to enhance specification through redecoration (walls and floor)
- External branding/signage potential to front elevation
- Scope to improve frontage, including repainting and soffit replacement (subject to works)
- Benefits from allocated parking for at least 3 vehicles

## Accommodation

2,230 sq ft                      207.17 sq m

## Rent

**£24,500 per annum**, exclusive.

## Lease

New FRI lease for a term to be agreed.

## Service Charge

A service charge will be payable for the upkeep and maintenance of the common parts which the building forms part of. Further details are available through the agent.

## Rateable Value

£23,000 (from 1<sup>st</sup> April 2026)

Rates payable at 43.2p in the £ (year commencing 1<sup>st</sup> April 2026).

## 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.



### Allan Pickering

allan.pickering@goadsby.com  
07956 665669

### Amy Baker

amy.baker@goadsby.com  
07771 977221

### Thomas Siddall

thomas.siddall@goadsby.com  
07990 788485







## 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 request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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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## Offices in Dorset and Hampshire.

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