



Unit M St Martins Trade Park, Nickel Close, Winchester SO23 7RJ

TO LET

Trade Counter/Warehouse

**3,079 Sq Ft
(286 Sq M)**

DESCRIPTION

The property comprises a semi-detached warehouse/trade counter unit of brick and clad construction, beneath a pitched roof with daylight roof panels. Externally the property benefits from forecourt loading, separate personnel entrance, electric loading door and demised parking to the front and rear. Internally the premises benefit from WC and kitchen facilities, office/trade counter and a mezzanine which is to be removed.

Occupiers include Johnson Cleaners UK Ltd, Halfords Autocentres and Williams & Co.

- ✓ Roller shutter door 3m (w) x 3.94m (h)
- ✓ Minimum eaves height 4.71m
- ✓ Designated parking
- ✓ Forecourt loading
- ✓ Prominent unit
- ✓ WC facilities



LOCATION

St Martins Trade Park is located in an established industrial/warehouse location just off the M3, and nearby the other predominant trade/warehouse locations within Winchester. The site is within walking distance of Winchester city centre and Junction 9 of the M3 motorway is approximately 1 mile to the north east.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Trade Counter/Warehouse	3,079	286
Total	3,079	286

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

RENT

£31,250 per annum.

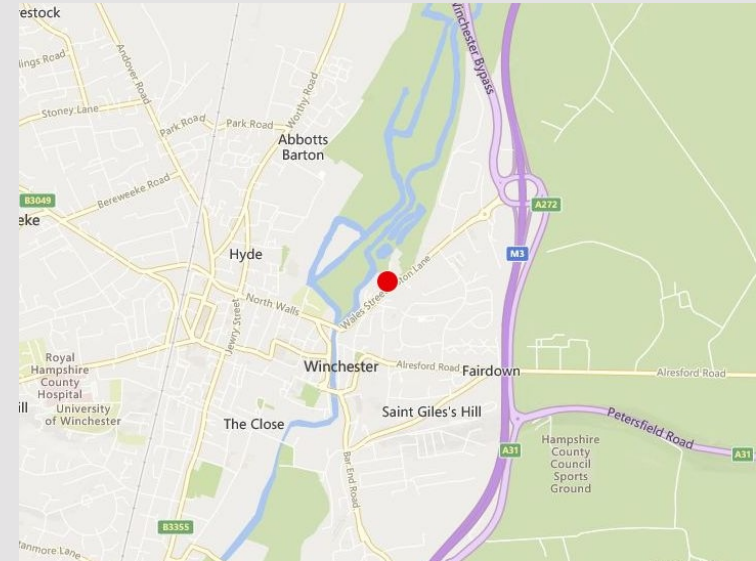
Exclusive of rates, service charge and all other outgoings.

TERMS

Available by way of assignment or sub-lease for a term up to the break option at October 2023. A new lease may be available from the landlord.

EPC

The Energy Performance Asset Rating is D-95.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Dan Rawlings
07702 809192
drawlings@lsh.co.uk

Luke Mort
07591 384236
lmort@lsh.co.uk

**DUNLOP
HEYWOOD**

David Nunn
0113 357 1320
david.nunn@dunlophaywood.com