

TO LET

OFFICE/BUSINESS UNIT

100 SQ FT // 9.3 SQ M

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



HAMPSHIRE COMMERCIAL

goadsby

UNIT 11B WINNALL MANOR FARM
EASTON LANE, WINCHESTER, HAMPSHIRE SO23 0HA

SUMMARY ➤

- CLOSE TO CITY CENTRE
- FLEXIBLE LEASE TERMS
- IDEAL START-UP UNIT
- CLOSE TO JUNCTION 9 OF THE M3/A34
- PARKING
- WC

RENT: £2,750 PER ANNUM PLUS VAT

Location

- The premises are located on Winnall Manor Farm, Easton Lane
- The M3 is within one mile of the premises. Winchester City Centre can also be accessed via Easton Lane and is approximately ½ mile away
- The main Winnall junction provides access to the A34, A272 and A31 providing fast access to locations around Hampshire
- Nearby occupiers including Mercedes-Benz of Winchester, Tesla and Alfreds Brewery

Description

The units are of steel clad timber, insulated construction, accessed separately at the side via a staircase. The unit provides office to the front of the unit with WC.

The internal specification of the unit includes:-

- | | |
|------------------------|--------------------|
| ■ Fluorescent lighting | ■ Car parking |
| ■ Double glazing | ■ Communal kitchen |
| ■ Suspended ceiling | |

Accommodation

100 sq ft (9.3 sq m)

All measurements are approximate.

Lease

The premises are offered on a new lease for a term to be agreed.

Rent

£2,750 per annum plus VAT, exclusive of business rates.

Service Charge

Upon further enquiry.

Rateable Value

Rateable Value: **£1,525**

Rates payable at 43.2p in the £ (year commencing 1st April 2026)

Transitional arrangements may apply.

Legal Costs

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

VAT

VAT is payable.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



Thomas Siddall
thomas.siddall@goadsby.com
07990 788485

Allan Pickering
allan.pickering@goadsby.com
07956 665669



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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.

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