



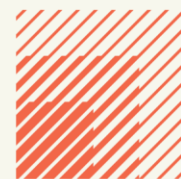
Wessex Gate

Moorside Road Winnall Winchester
SO23 7RX

FOR SALE

1,192.88sq. m. (12,840 sq. ft.)

Site Area 1.282 acres



**HELLIER
LANGSTON**

www.hlp.co.uk

02382 022111 southampton@hlp.co.uk

Detached Industrial/ Warehouse Unit With Large Secure Yard

Description

The site is an irregular shape with a total area of 1.282 acres including the grass landscaping in front of the offices and trees outside the rear boundary fence. The useable site including the building is 1.06 acres excluding the grass and trees with a land to building site cover 27.82%.

The site is surrounded by galvanised palisade fencing and is accessed via two sets of double gates either side of the building. Outside the palisade fencing is a separate car park fronting Moorside Road. The yard surface within the fencing is a mixture of tarmac and concrete.

The building comprises a two-storey office fronting Moorside Road beneath a flat roof. The offices have recently been refurbished with micro rib cladding elevations, powder coated doubled glazed ribbon windows at ground and first floor, and two new double-glazed powder coated entrance doors.

To the rear is a twin bay steel portal frame warehouse / industrial unit with brick elevations and asbestos cement sheet roof with day light panels. Access to the warehouse area is either through the ground floor offices or via two sliding doors on the side elevations. Internally the warehouse bays are linked via an opening in the internal brick wall adjacent to the offices. The warehouse is lit with roof mounted LED lighting.

Internally the offices have been refurbished to a high standard with suspended ceiling and flat panel LED lighting, heating and cooling air conditioning, modern fitted kitchen/break rooms at ground and 1st floor and modern male, female and accessible WCs at ground floor.



Detached Industrial/ Warehouse Unit With Large Secure Yard

Specification

Warehouse

- Clear span 2 bay warehouse with divisional wall
- Eaves height 3.82 m
- Ridge height 4.11 m
- Haunch 3.02 m
- 2 x Sliding Loading door
- Mains water and drainage
- 2 incoming 3 phase electric supplies
- LED warehouse lights

Ground & 1st floor office and ancillary area

- Open plan Ground and 1st floor offices
- LED lighting and suspended ceiling
- Air conditioned
- Carpets
- Ground & 1st floor kitchenettes and break out areas
- Ground and 1st Floor Male and Female toilets
- Ground floor shower and accessible WC

External

- Front car park
- Large secure yard
- 1.06 acre useable site





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Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

	Sq m	Sq ft
Warehouse	765.57	8,240
Ground Office and ancillary areas	213.65	2,300
1 st Floor Office and ancillary areas	213.65	2,300
Total GIA	1,192.87	12,840
Site Area	5,188.25	55,847.72

Business Rates

According to the Valuation Office Agency website the site has the following Rateable Value.

1st April 2026 - £113,000

The multiplier from 1st April 2026 is 0.48.

Estate Charge

We understand that no service charge is currently charged.

EPC

To be assessed.

Tenure

The premises are available Freehold

Price

£2,250,000

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

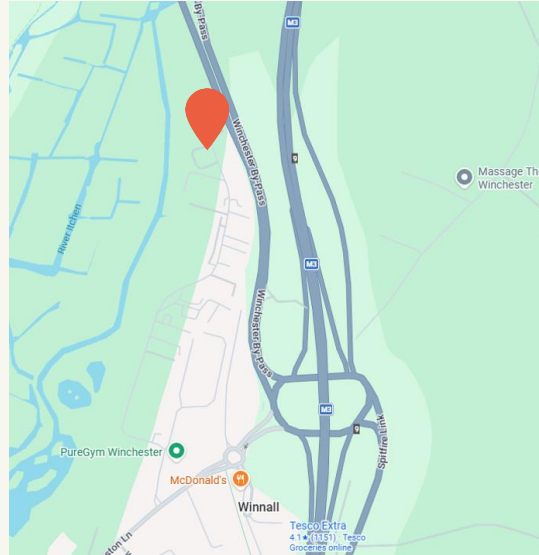
AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Location

The unit is located at the end of Moorside Road the main arterial route through the established industrial area north of Eastern Lane running parallel to the Winchester Bypass.

The site is 0.9 miles from J9 of the M3 and Winchester Bypass which provides access to the bottom of the A34 the main route linking the South England to the Midlands. Winchester Station is located 2.3 miles away in the City Centre.



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Contact us

Direct your viewing requests and enquiries to:



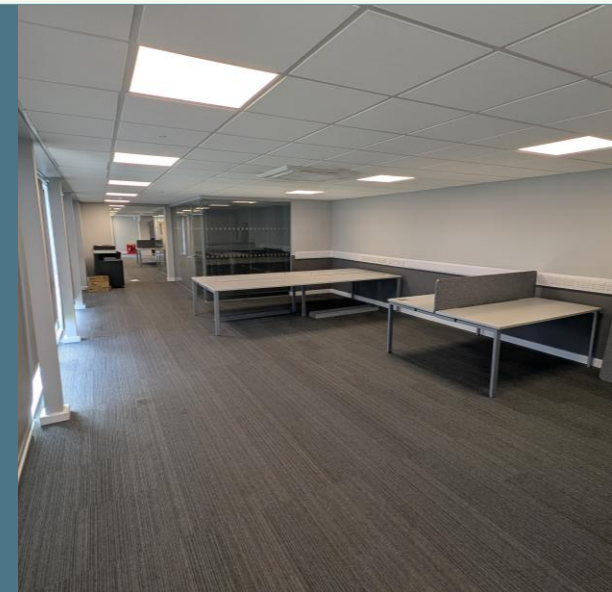
Matthew Poppett

07971 824525
matt@hlp.co.uk



Jason Webb

07989 959064
jason@hlp.co.uk



Strictly by appointment with sole agents Hellier Langston