

**TO LET**

**FLEXIBLE BUSINESS/OFFICE SPACE**

279 SQ FT // 25.96 SQ M



HAMPSHIRE COMMERCIAL

**goadsby**

**UNIT 6B SCYLLA INDUSTRIAL ESTATE**  
WINNALL VALLEY ROAD, WINCHESTER, HAMPSHIRE SO23 0LD

## SUMMARY >

- FLEXIBLE LEASE TERMS
- ECONOMIC RENTS
- ONE PARKING SPACE

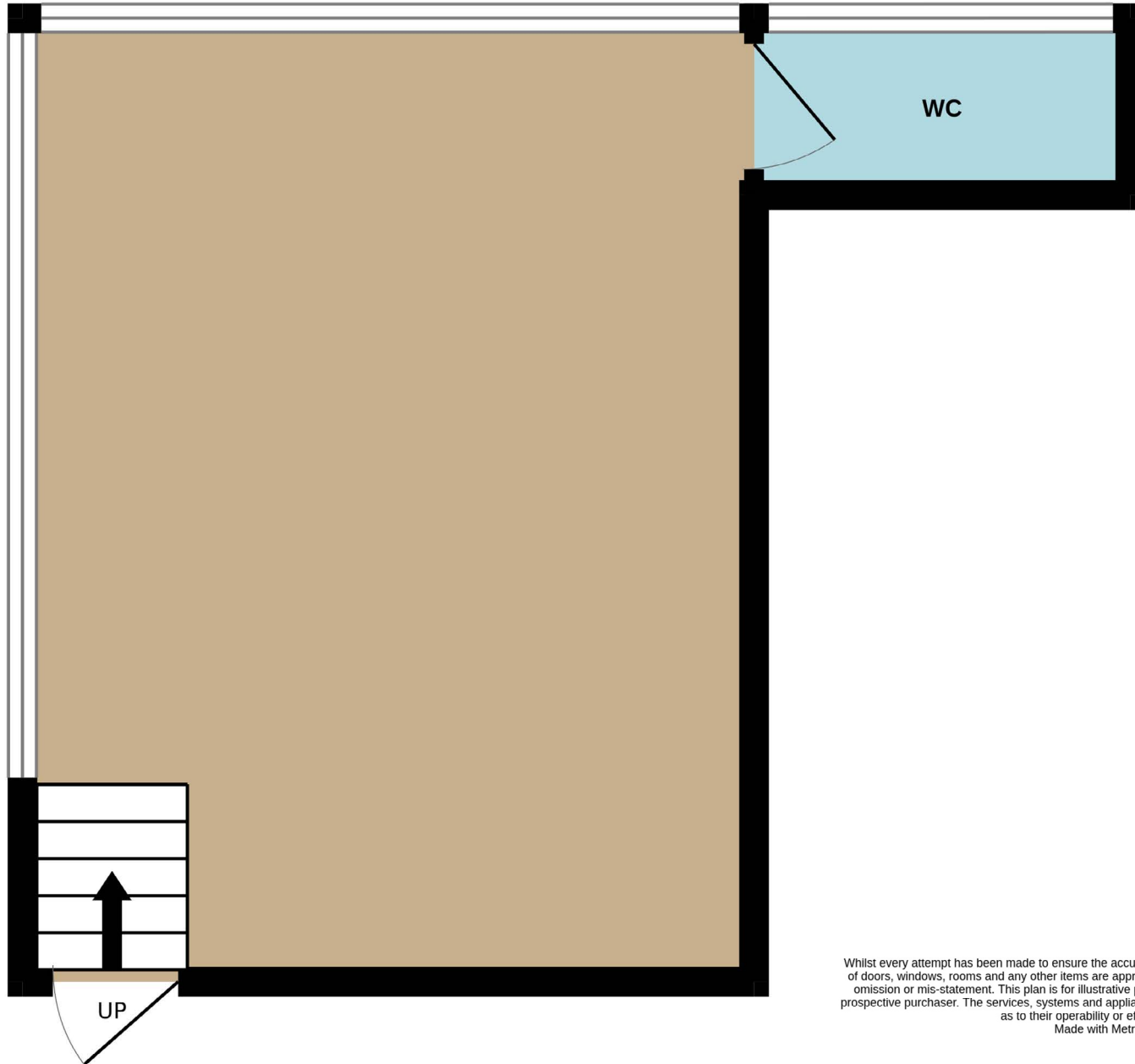
RENT: £5,400 PER ANNUM, EXCLUSIVE



**UNIT 6B SCYLLA INDUSTRIAL ESTATE**  
WINNALL VALLEY ROAD, WINCHESTER, HAMPSHIRE SO23 0LD



D - 98  
EPC Rating



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



## Location

- The Scylla Industrial Estate is located on Winnall Valley Road just off Easton Lane
- Winnall Industrial Estate is the principal industrial area of Winchester and consists of a large range of local and national companies
- There is very good access to the M3, A34, A31 and A272, all being 0.5 miles away

## Description

- The Scylla Industrial Estate comprises a total of 9 units, which are a combination of business and light industrial
- The units are made of steel and concrete frame construction as a two-storey development, built on a sloping site
- Gas heating
- Unit 6B has one entrance on the West side of the estate, and is located on the upper level at the top of the main building
- One allocated parking space
- Double glazed windows

## Accommodation

	sq m	sq ft
Unit 6b	25.96	279

## Lease

The unit is available by way of a new lease for terms to be agreed.

## Rent

**£5,400 per annum** exclusive of VAT, business rates and telephone but inclusive of Estate insurance, high speed broadband, maintenance and services.

## Parking

One allocated parking space.

## Rateable Value

£3,300 (From 01/04/23)

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025)



## Service Charge

A service charge of £400 per annum will be payable in respect of maintenance and repair of the common parts, subject to annual index lined increases. Interested parties are advised to make further enquiries.

## 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.



### Thomas Siddall

thomas.siddall@goadsby.com  
07990 788485

### Allan Pickering

allan.pickering@goadsby.com  
07956 665669





## 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.

[goadsby.com](https://www.goadsby.com)

