

# TO LET

## INDUSTRIAL UNIT WITH OFFICES AND MEZZANINE



HAMPSHIRE COMMERCIAL

goadsby

**UNIT 5 WINCHESTER TRADE PARK**  
WINCHESTER, HAMPSHIRE SO23 7FA



## SUMMARY >

- USE CLASS B2
- LEASE ASSIGNMENT OR NEW LEASE
- ELECTRICALLY OPERATED ROLLER SHUTTER
- LOCATED ON AN ESTABLISHED TRADING PARK
- ALLOCATED PARKING

RENT: £41,000 PER ANNUM EXCL.



**UNIT 5 WINCHESTER TRADE PARK**  
WINCHESTER, HAMPSHIRE 4305



## Location

- Prominent established trade park location
- The site offers direct access to the A34 and M3, making it highly convenient for both local and regional customers
- Winchester occupies a pivotal position as a principal transport hub and gateway to international markets, affording businesses exceptional connectivity to London, three international airports, including Heathrow, and two major ports
- The unit is located 100 yards from the Winnall roundabout

## Description

- Electrically operated Roller shutter (Height 5.03m, width 3.71m)
- Ground floor office with glazed frontage
- 3 Phase Power
- Intruder Alarm
- Allocated and communal forecourt parking
- Min eaves 6.6m, maximum eaves 8.32m
- LED Lighting
- Steel clad roof

## Accommodation

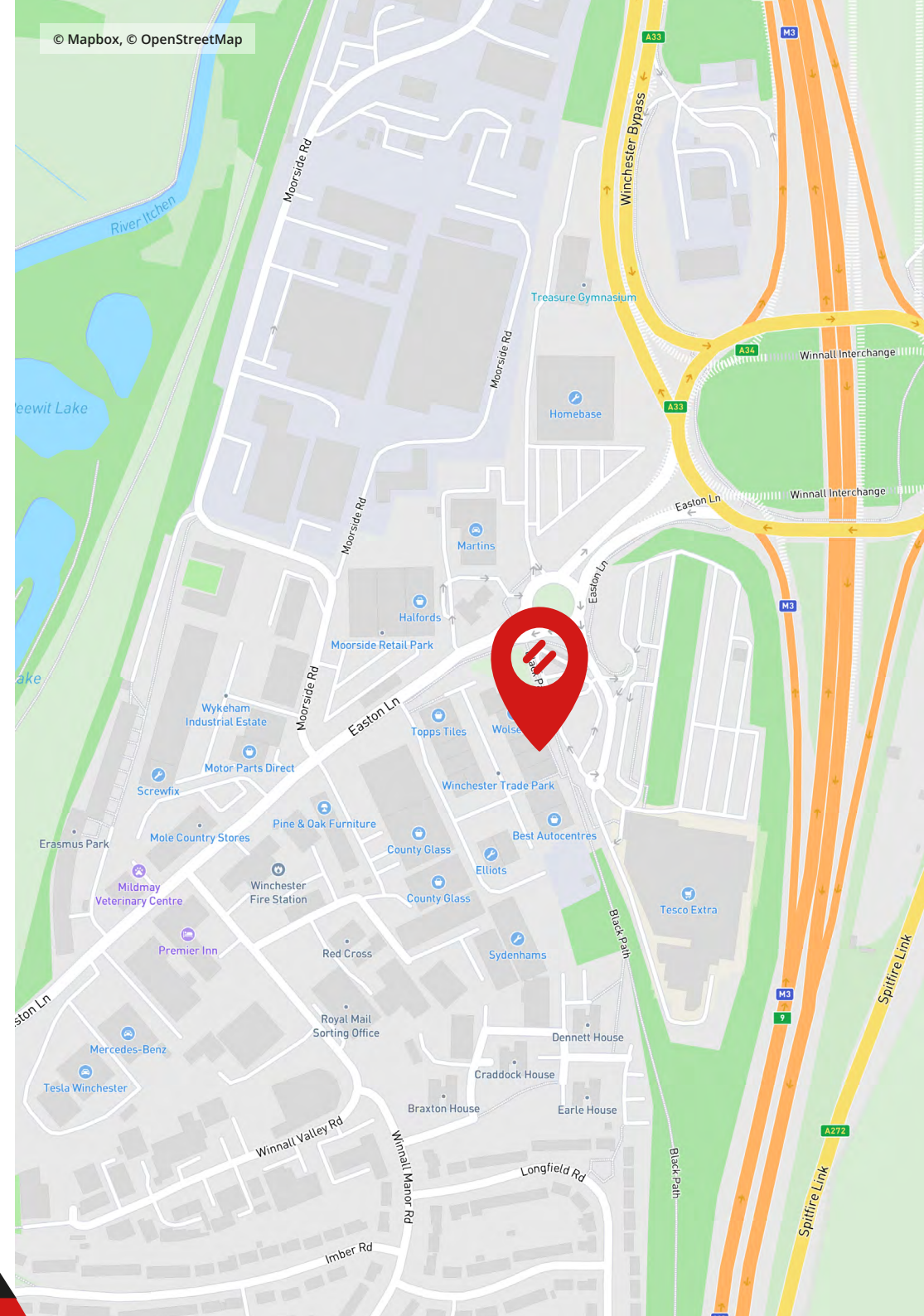
Area	3,013 sq ft	279.89 sq m
Mezzanine	1,292 sq ft	120 sq m
<b>Total GIA</b>	<b>4,304 sq ft</b>	<b>399.89 sq m</b>

## Rent

£41,000 per annum exclusive.

## Lease

The premises are available to let by way of an assignment, subject lease runs until 21<sup>st</sup> June 2031 or the option of a new lease, directly from the landlord.



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## Rateable Value

£41,000 (from 1<sup>st</sup> April 2023)

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

## 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.



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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 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://goadsby.com)



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