

TO LET

Modern Trade Counter / Retail Units

UNITS 13 & 14 WINCHESTER TRADE PARK

EASTON LANE, WINCHESTER, SO23 7FA

3,017 - 6,034 SQ FT
280 - 561 SQ M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk



WINCHESTER TRADE PARK
Easton Lane, Winchester, SO23 7FA



CLOSE TO
CITY
CENTRE



GLAZED
FRONTAGE



PROMINENT
ESTABLISHED
TRADE PARK
LOCATION



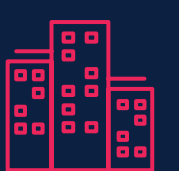
ELECTRICALLY
OPERATED UP AND
OVER DOORS
(W 3.6M X H 4.8M)



CLOSE
PROXIMITY TO
JUNCTION 9
M3



3 PHASE
POWER



MIN EAVES
HEIGHT 5.77M



6 SPACES PER UNIT
& COMMUNAL
PARKING

PROPERTY
DETAILS

SCHEDULE OF ACCOMMODATION

	SQ FT	PARKING
UNIT 13	3,017	6 Spaces
UNIT 14	3,017	6 Spaces

UNIT 13 & 14 AVAILABLE SEPERATELY OR TOGETHER

The properties comprise refurbished modern, mid-terrace trade counter units, of steel portal frame construction, with electrically operated up and over loading door and glazed entrance. The Estate benefits from additional communal parking.



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PROPERTY
LOCATION

Hampshire’s position as a key transport hub and major gateway to global markets is unrivalled, and provides businesses with easy access to and from London, three international airports (including Heathrow) and two major ports. With a combination of three historic cities, two national parks and miles of coastline, Hampshire has it all.

The units have direct visibility from the busy arterial road into Winchester City Centre. Both the M3 and the A34 are within 0.4 miles providing easy onward travel to London, the Midlands and the North. This prime location provides maximum exposure and accessibility, making it an ideal choice for businesses seeking a prominent presence in thriving commercial hub.

CONNECTIONS	Miles	Time
M3 JUNCTION 9	0.4	3 mins
A34	0.4	3 mins
WINCHESTER	1.2	10 mins
SOUTHAMPTON	15	27 mins
LONDON	71	1hr 50 mins

 SAT NAV: BN16 3LF
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FURTHER INFORMATION

TERMS: New effective FRI lease on terms to be agreed

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

LEGAL COSTS: Each party is to be responsible for their own legal costs incurred in any transaction.

EPC: To be reassessed.

BUSINESS RATES: For business rating information please visit the Valuation Office Agency website www.voa.go.uk

PLANNING: These units have B1(c), B2, B8 and A1 (limited to a defined range of goods) Use Class.

PLANNING REFERENCE NO. 12/01435/FUL

AGENT DETAILS

Viewing strictly by prior appointment

**Lambert
Smith
Hampton**

Luke Mort
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OWNED & MANAGED BY:

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us



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