



MOTOR GARAGE, SHOWROOM & CAR PARK
St Cross Road, Winchester S023 9HX



TO LET

Prominent Roadside Property

Exceptionally Well Located – Minutes walk from Winchester City Centre

3,937 ft² (365.76 m²)

Description

A roadside trade unit of brick construction, with four roller shutter doors, reception/ waiting room, staffroom and WC's.

The property sits on a site of approx. 0.44 acres.

There is an additional storage shed.

Specification

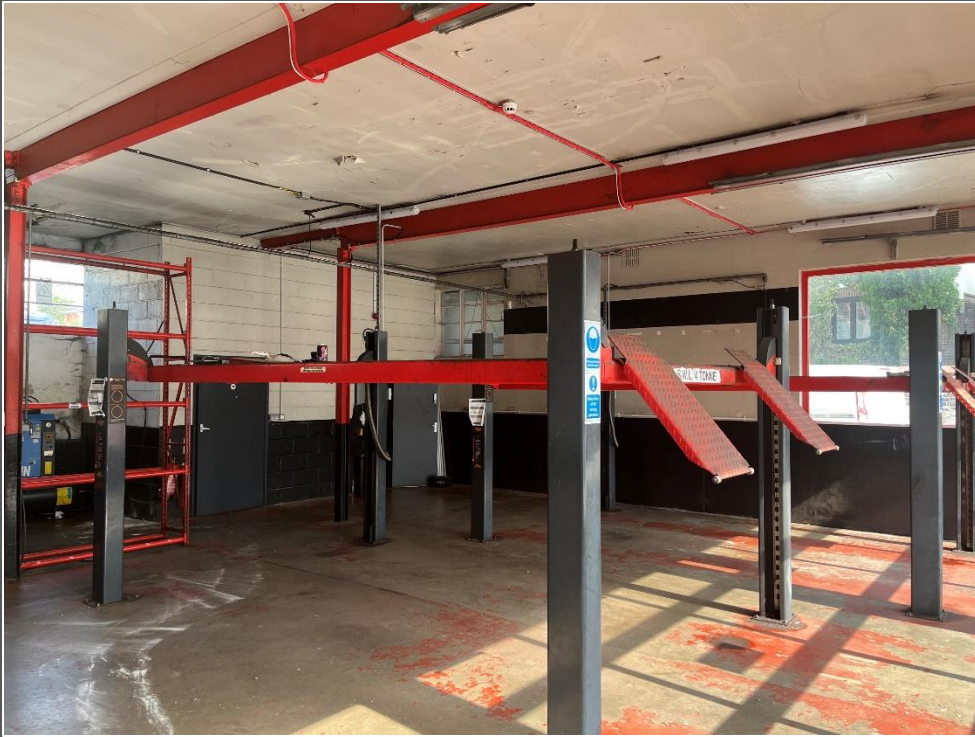
- Eaves height 3.64m
- 6 vehicle access doors 3.24m wide/ 2.89m high
- Warehouse lighting
- 3 phase electricity
- Kitchen & WCs
- Reception area
- Waiting Room
- Ample car parking
- EPC Rating – D Certificate available on request



Existing Workshop

Floor Area	Sq Ft	Sq M
Ground Floor Workshop	3,124	290
Ground Floor Storage Shed	813	76
TOTAL (GEA)	3937	366

Workshop/Warehouse Area



Existing Reception/Office Space



External Site



Location

St Cross Road is the main route into Winchester City Centre from J11 of the M3 Motorway. The property is situated on the Northern Carriageway on the corner of St Cross Road and St James Lane. The surrounding area comprises a mix of residential, retail and leisure operators and Winchester Hospital is within half a mile.

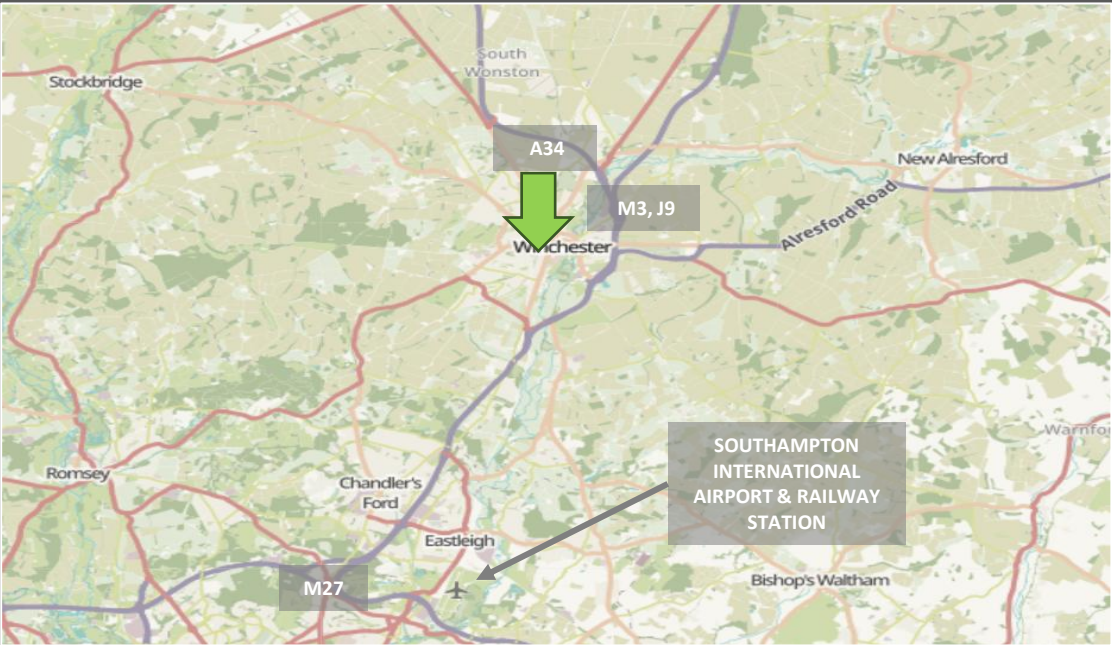
Terms

The property is available by way of Sublease for a term to expire 9th April 2033 at the passing rent of £61,000 per annum exclusive). Alternatively, a new longer term lease may be available direct from the landlord.

Business Rates

The rateable value of the property from April 2023 is £56,000. All enquiries to Winchester City Council.

Destinations	Miles
M3, Junction 8	0.5
A34 (for Midlands and the North)	2.5
Winchester City Centre	0.5
Southampton Airport & Airport Parkway Railway Station	10.5
Southampton	12.4
Portsmouth	28.8
London	65.8



St Cross Road, Winchester

SAT NAV: SO23 9HX

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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