

Industrial / Warehouse

TO LET



CURCHOD&CO

AVAILABLE OCTOBER 2026



Top Workshop

Old Station Yard, London Road, Kings Worthy, Winchester, SO23 7QA

Light Industrial/Workshop
Unit set within its own self-
contained yard

2,422 sq ft
(225.01 sq m)

- 3 phase power supply
- 3 roller shutter loading doors
- 4 metre eaves
- self-contained yard
- 1.5 miles from J9 of the M3
- Visibility from the A34
- Available October 2026

Summary

Available Size	2,422 sq ft
Rent	£25,000 per annum
Rates Payable	£9,855.25 per annum
Rateable Value	£19,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (86)

Description

The property comprises a light industrial/workshop unit positioned within its own self-contained yard, providing parking for approximately 10 vehicles.

The unit benefits from three roller shutter doors, a small office, and WC facilities. The accommodation is serviced by three-phase power and LED lighting, with a minimum eaves height of 4 metres. The property would be suitable for a range of uses, including vehicle workshop.

The outer gates are locked outside the following hours - Monday to Friday, 07:30–17:00, and Saturday, 07:30–12:00. Although any incoming tenant will benefit from unrestricted 24/7 access.

Location

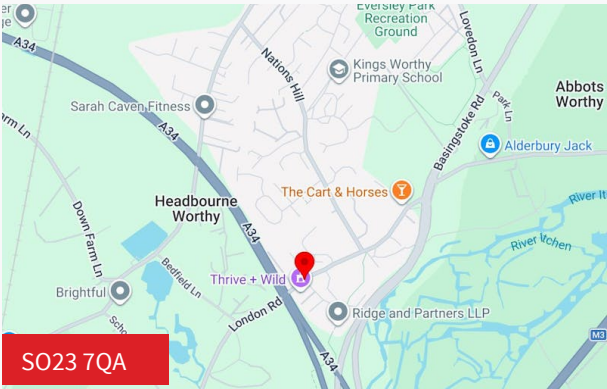
The property is situated at the top of Old Station Yard, a small development of commercial units accessed directly from London Road (B3047) in Kings Worthy, a village to the northeast of Winchester. Local amenities include a Post Office/store, Tesco Express and two public houses. Winchester benefits from excellent transport links via junctions 9, 10 and 11 of the M3, and lies approximately 10 miles north of Southampton and 17 miles south of Basingstoke. The mainline railway station provides regular services to London Waterloo (circa 1 hour) and Southampton (circa 20 minutes).

Terms

A new FRI lease is available on terms to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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