

UNIT 8 MOORSIDE PLACE, MOORSIDE ROAD,
WINCHESTER, HAMPSHIRE, SO23 7FX



MODERN BUSINESS UNIT TO LET



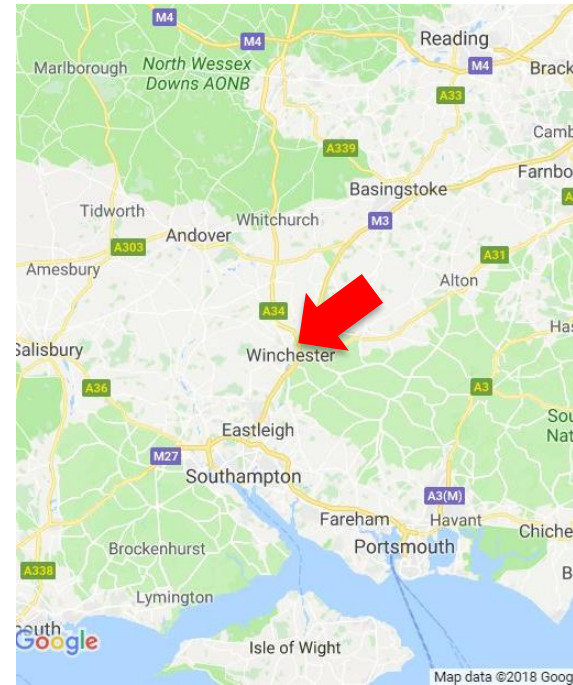
5,440 sq.ft (231.97 sq.m) Gross Internal Area

KEY FEATURES

- End of terrace
- Close to J9 of the M3 motorway
- Roller shutter loading door
- Personnel door
- First floor offices



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LOCATION

The property is located along Moorside Road in the heart of Winchester's principle business park at Winnall. The premises are in close proximity to Junction 9 of the M3 0.7 miles (1.1 km) to the south, Winchester city centre is 1.4 miles (2.3 km) to the south west, Winchester railway station is approximately 2 miles (3.2 km) away with mainline rail services to London Waterloo.

Southampton Airport is approximately 12.3 miles (19.8 km) to the south at Junction 5 of the M27 south coast motorway.

Nearby occupiers within the Business Park include Barclay & Mathieson, Utility Energy and Vaughan Designs plus retail warehouse occupiers such as Currys PC World and Halfords.

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DESCRIPTION

Unit 8 Moorside Place is an end of terrace, two-storey modern unit constructed of brick and clad elevations. The ground floor warehouse space benefits from a small kitchenette area along with WC and shower facilities. The warehouse area is accessed via either a roller shutter door or personnel door with door entry system.

The first-floor space is fully fitted as an office suite. Most of the space is open plan with four individual offices/board rooms and a server room. There is also a kitchen and break-out area along with WC facilities.

The property benefits from 10 car parking spaces.

TERMS

The property is available by way of a sublease or an assignment of the current lease expiring 28th June 2022.

Alternatively, a new full repairing insuring lease is available subject to negotiation.

RENT

£48,000 per annum, exclusive of rates, VAT and service charge.

SCHEDULE OF AREAS (APPROX. GIA)

Description	Sq ft	Sq m
Ground Floor – Warehouse and office	2,720	252.72
First Floor - Offices	2,720	252.72
Total	5,440	505.44

BUSINESS RATES

We are advised by the Valuation Office Agency website www.voa.gov.uk that the rateable value for this property is £46,000.

However, we would advise an interested party to confirm the accuracy of this information.



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EPC RATING

Energy Performance Rating: C-52
Reference Number: 9376-3079-0590-0690-2301

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents below.

CONTACTS

Alex Gauntlett
Vail Williams LLP
Tel: 07584 657826
Email: agauntlett@vailwilliams.com

Harnish Patel
Vail Williams LLP
Tel: 07825 276132
Email: hpatel@vailwilliams.com



**Subject to Contract
March 2019**

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