

TO LET

SELF-CONTAINED INDUSTRIAL UNIT

2,893 SQ FT // 268.7 SQ M



Renewables
House

HAMPSHIRE COMMERCIAL

goadsby

UNIT 1 MOORSIDE BUSINESS PARK
MOORSIDE ROAD, WINNALL, WINCHESTER, HAMPSHIRE, SO23 7RX

SUMMARY >

- LOADING DOOR 4.05M X 4.41M
- MAX EAVES HEIGHT 6.97M
- PROMINENT POSITION ON POPULAR WINNALL INDUSTRIAL ESTATE
- CLOSE TO THE M3 & A34 WITH EXCELLENT LINKS TO THE SOUTH COAST
- 4 ALLOCATED PARKING SPACES

RENT: £23,200 PER ANNUM EXCLUSIVE



Location

The premises are located on Moorside Road, off Easton Lane, which is the principal route into Winchester City Centre from junction 9 of the M3. Moorside Road is the primary location in Winchester for industrial/warehouse operators and neighbouring occupiers include well established local and national companies. Easton Lane itself has a range of trade counter and showroom occupiers.

Moorside Road is exceptionally well placed to access the extensive road network. Junction 9 of the M3 lies within a mile of the property, with the same junction providing access to the A34, A272 and A31. Winchester City Centre is approximately half a mile away, accessed via Easton Lane.

Description

The unit comprises a steel framed industrial unit with brick and block elevations. The unit provides a 2,893 sq ft industrial/warehouse premises with roller shutter door and the internal specification of the unit includes :-

- LED lighting
- Maximum eaves height 6.97m
- Large loading door 4.05m x 4.41m
- Concrete flooring
- WC

Accommodation

2,893 sq ft (268.7 sq m) industrial/warehouse unit.

Lease

The premises are available by way of a new lease for a term to be agreed.

Rent

£23,200 per annum exclusive of business rates, utilities, insurance premium and VAT if applicable.

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

EPC Rating

C - 68



Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **£85,000 (01.04.23)**

Rates payable at 49.1p in the £ (year commencing 1st April 2023)

Transitional arrangements may apply.

Any interested party must satisfy themselves as to the accuracy of this information by contacting Winchester City Council Rates Department on 01962 840222 before committing to the property.

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.



Allan Pickering

allan.pickering@goadsby.com
01962 896146 // 07956 665669





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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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://www.goadsby.com)

