



UNIT 4 WINCHESTER TRADE PARK, WINCHESTER, SO23 7FA

RETAIL / TRADE COUNTER / SHOWROOM / INDUSTRIAL / WAREHOUSE TO LET
3,045 SQ FT (282.89 SQ M)



Summary

Modern Trade Counter/Retail Unit
close to Junction 9, M3

Available Size	3,045 sq ft
Rateable Value	£39,250 from 1 April 2023
Service Charge	N/A
Car Parking	4 parking spaces
EPC Rating	C (60)

- Prominent established trade park/retail location
- Close proximity to J9 M3 and A34
- Three phase power
- Maximum eaves height 7.96m
- 4 car parking spaces
- Gas Supply



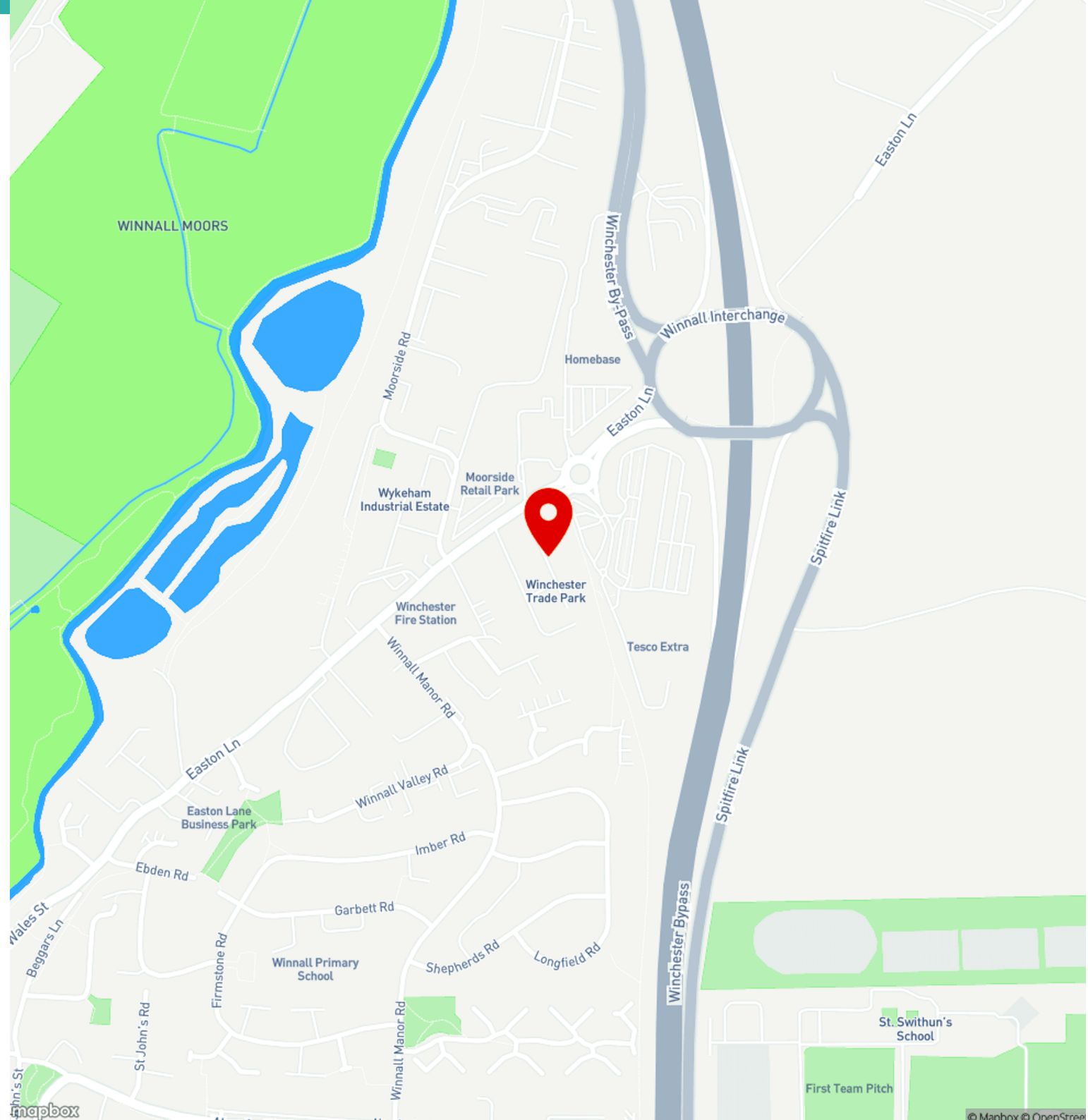
Location



**Unit 4 Winchester Trade Park,
Winchester, SO23 7FA**

Winchester Trade Park is situated on a prominent position on Easton Lane close to Junction 9 of the M3 with the A34.

Nearby occupiers include Topps Tiles, CEF, Carpetright, City Plumbing, and Hargroves Cycles.





Further Details

Description

Unit 4 Winchester Trade Park comprises a modern steel framed unit with an electric loading door and glazed entrance.

The unit is arranged over the ground floor only and benefits from:-

- Minimum eaves height: 5.77m
- Glazed frontage
- Electrically operated up and over door w: 3.60m x h: 4.82
- WC

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	3,045	282.89
Total	3,045	282.89

Viewings

Strictly by appointment through the joint sole agents.

Terms

A new FRI lease to be negotiated direct with the landlord.

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.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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