



## UNITS 1 & 4 WINCHESTER TRADE PARK, WINCHESTER, SO23 7FA

RETAIL / TRADE COUNTER / SHOWROOM / INDUSTRIAL / WAREHOUSE TO LET  
3,045 TO 6,109 SQ FT (282.89 TO 567.54 SQ M)





# Summary

## Modern Trade Counter/Retail Units close to Junction 9, M3

Available Size 3,045 to 6,109 sq ft

Rent Rent on application

Business Rates Upon Enquiry

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
- Car parking spaces
- Gas Supply





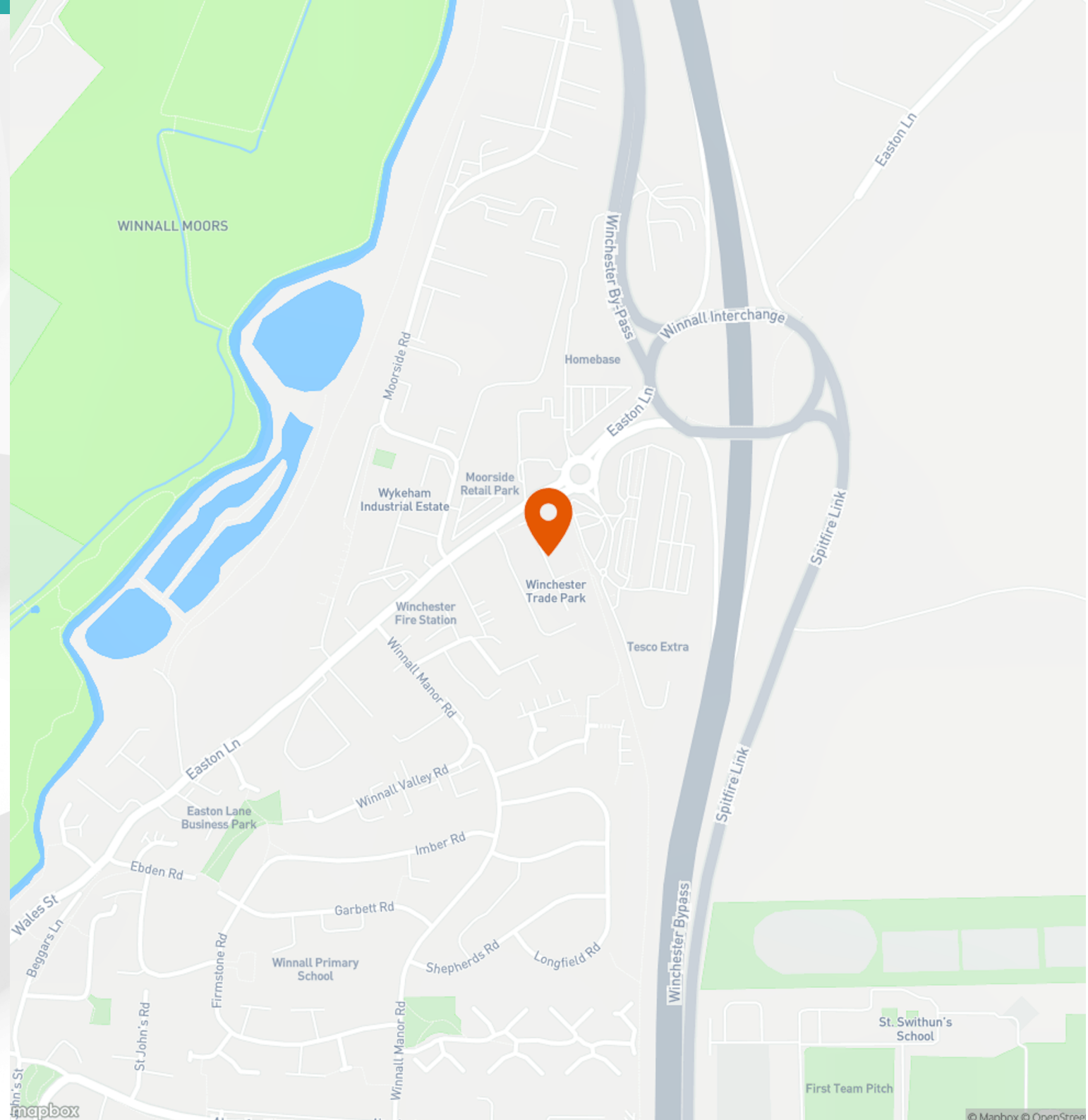
# Location



**Units 1 & 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, Easy Bathrooms and City Plumbing.







# Further Details

## Description

Units 1 & 4 Winchester Trade Park comprises a modern steel framed unit with an electric loading door and glazed entrance.

Unit 1 occupies a very prominent position on the park, arranged over the ground floor and first floor mezzanine, benefitting from:

- Minimum eaves height: 5.77m
- Glazed frontage
- Electrically operated up and over door w: 3.60m x h: 4.82
- WC
- 6 parking spaces and use of shared estate spaces

Unit 4 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          |
|--------------|--------------|---------------|
| Unit - 1     | 3,064        | 284.65        |
| Unit - 4     | 3,045        | 282.89        |
| <b>Total</b> | <b>6,109</b> | <b>567.54</b> |

## Viewings

Strictly by appointment through the joint sole agents.

## Terms

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

Unit 1: available from 15th May 24

Unit 4: available immediately

## 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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