



Unit 4 Winchester Trade Park, Easton Lane, Winchester S023 7FA

TO LET

Refurbished Modern Trade
Counter/Retail Unit Close to J9 M3

**3,045 Sq Ft
(283 Sq M)**

DESCRIPTION

The property comprises a refurbished modern, mid-terrace trade counter unit, of steel portal frame construction, with electrically operated up and over loading door and glazed entrance. Junction 9 of the M3 is within 0.3 miles, as is the A34, providing easy onward travel to London, the Midlands and the North.

- ✔ Prominent established trade park location
- ✔ B1(c), B2, B8 and A1 usage
- ✔ Minimum eaves height 5.77m
- ✔ Electrically operated up and over door w 3.6m x h 4.83m
- ✔ Three phase power
- ✔ Refurbished

LOCATION

Winchester Trade Park is situated just off Easton Lane opposite Wykeham Trade Park and is approximately 1 mile from Winchester City Centre. Junction 9 of the M3 is within ¼ mile, as is the A34, providing access to the Midlands and the North.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	3,045	283
Total	3,045	283

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

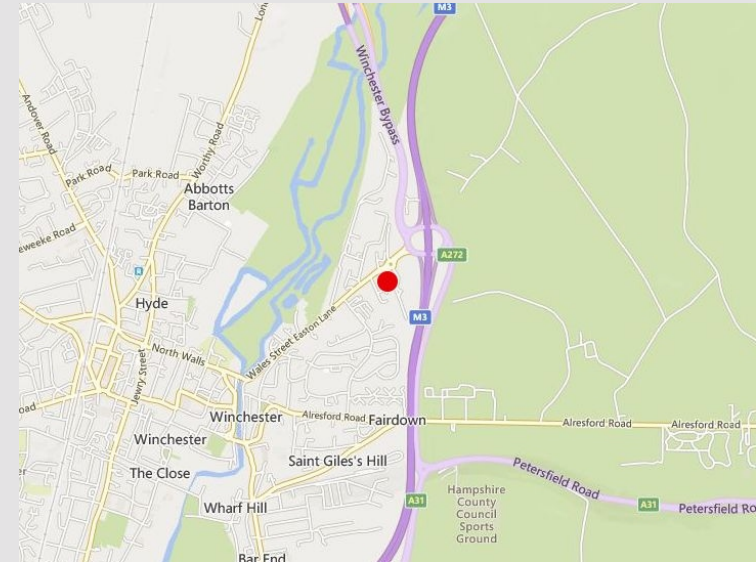
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available on a new full repairing and insuring lease, for a term to be agreed, including periodic rent reviews.

EPC

C60 but will be re-assessed after refurbishment has been completed.



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Regulated by RICS 11-Jul-2023

VIEWING & FURTHER INFORMATION

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