

UNIT 1 UNIT 4

WINCHESTER TRADE PARK
EASTON LANE, WINCHESTER, SO23 7FA

TO LET
MODERN TRADE
COUNTER / RETAIL UNITS
3,045 -6,109 SQ FT

Lambert
Smith
Hampton

 **Vail
Williams**

UNIT 1



UNIT 4

WINCHESTER TRADE PARK | EASTON LANE WINCHESTER | SO23 5FA



PROMINENT
ESTABLISHED TRADE
PARK LOCATION



3 PHASE POWER



TO BE
REFURBISHED



6 PARKING SPACES



RETURN GLAZED
FRONTAGE



CLOSE PROXIMITY
TO JUNCTION 9 M3



MINIMUM EAVES
5.77M



ELECTRICALLY
OPERATED UP AND
OVER DOOR
W 3.6m x H 4.8m

PROMINENT
ESTABLISHED TRADE
PARK LOCATION



3 PHASE POWER



EXTENSIVELY
REFURBISHED



5 PARKING SPACES



GLAZED
FRONTAGE



CLOSE PROXIMITY
TO JUNCTION 9 M3



MINIMUM EAVES
5.77M



ELECTRICALLY
OPERATED UP AND
OVER DOOR
W 3.6m x H 4.8m



UNIT 1 (UNDER OFFER)

SCHEDULE OF ACCOMMODATION

Gross Internal Areas	SQ FT	SQ M
GROUND FLOOR	3,064	285
TOTAL	3,064	285

The property comprises an end of terrace modern, trade counter unit, of steel portal frame construction, with electrically operated up and over loading door and glazed entrance. Unit 1 occupies a very prominent position on the park, arranged over the ground floor and first floor mezzanine.

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.

Both units benefit from extensive shared parking.

UNIT 4

SCHEDULE OF ACCOMMODATION

Gross Internal Areas	SQ FT	SQ M
GROUND FLOOR	3,045	283
TOTAL	3,045	283

LOCATION

Hampshire's position as a key transport hub and major gateway to global markets is unrivaled, and provides businesses with easy access to and from London, three international airports (including Heathrow) and two major ports.

With a combination of three historic cities, two national parks and miles of coastline, Hampshire has it all.



The county has a workforce of over 700,000, more than two out of five people of working age have a degree or equivalent level qualification.*



90% of premises are connected to superfast broadband.*



With an economic output totalling £50bn Hampshire is one of the most successful economies in the UK.*

*source <https://businesshampshire.co.uk/>



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*map for illustrative purposes only.

DRIVE TIMES

M3 JUNCTION 9	0.4 Miles	3 mins
A34	0.4 Miles	3 mins
WINCHESTER	1.2 Miles	10 mins
SOUTHAMPTON	15 Miles	27 mins
LONDON	71 Miles	1hr 50 mins

UNBEATABLE CONNECTION

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The units have direct visibility from the busy artery road into Winchester City Centre.

Both the M3 and the A34 are within 0.4 miles providing easy onward travel to London, the Midlands and the North. This prime location provides maximum exposure and accessibility, making it an ideal choice for businesses seeking a prominent presence in thriving commercial hub.



MORE INFO

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.go.uk

TERMS:
UNIT 1: The property is currently

tenanted and potentially available on a new full repairing and insuring lease for a term to be agreed, including periodic rent reviews

UNIT 4: Available to let on a new full repairing and insuring lease on terms to be agreed.

PLANNING: These units have B1(c), B2, B8 and A1 (limited to a defined range of goods) Use Class.

EPC:
UNIT 1 - B
UNIT 4 - C

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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Hampton**

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