



Unit 1 Block A Gentian House, Moorside Road, Winchester SO23 7RX

TO LET

**NEW BUILD INDUSTRIAL UNIT /
WAREHOUSE**

**2,305 Sq Ft
(214 Sq M)**

DESCRIPTION

The property comprises a detached steel portal frame building of profile composite cladding, beneath a pitched roof. The property benefits from internal eaves height of 7.25m, DDA WC, shower facility and tea point. Externally the property benefits from 5 allocated parking spaces including 2 EV charging points (one 7.6kW and one 22kW). The property will benefit from PV roof panels. Power generation on request. E(g), B2 & B8 planning uses.

- ✓ Rarely available new build
- ✓ UNIT 2 LET
- ✓ 5 allocated parking spaces including 2 EV chargers
- ✓ Electric roller shutter door 3.4m (w) x 4.5m (h)
- ✓ Minimum eaves height 7.25m
- ✓ PV roof panels



LOCATION

This new build industrial unit is located on Moorside Road, off Easton Lane, Winchester's primary location for industrial/warehouse operators with well established local and national occupiers. Moorside Road is exceptionally well placed to access the extensive local road network with the city centre and J9 of the M3 both approximately 1 mile away.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	2,305	214

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 the transaction.

BUSINESS RATES

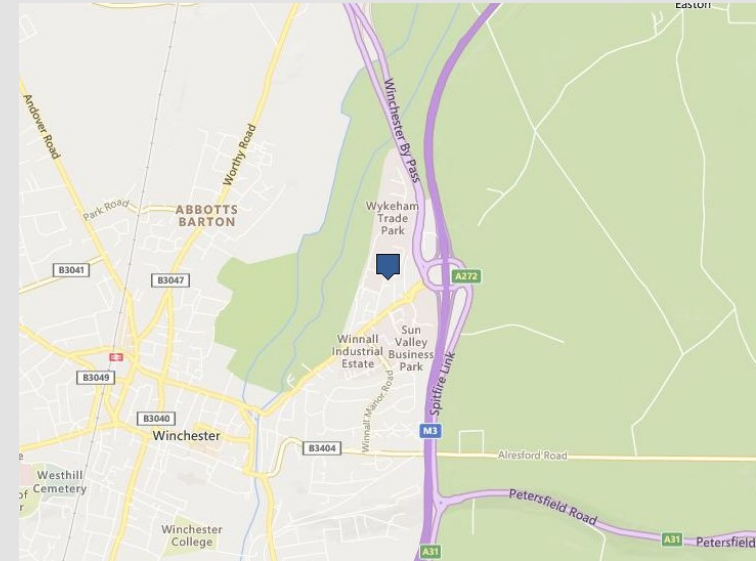
To be assessed upon completion of building works.

TERMS

A new lease is available for a term to be agreed at a rent of £40,000 per annum exclusive.

EPC

EPC: Targeting A+



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Regulated by RICS 11-Jul-2023

VIEWING & FURTHER INFORMATION

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