

FOR SALE/TO LET



# WINNALL INDUSTRIAL ESTATE

IAC HOUSE, MOORSIDE ROAD  
WINCHESTER SO23 7US

**2.1 ACRE**  
DEVELOPMENT/OPEN STORAGE SITE



Lambert  
Smith  
Hampton



## LOCATION

The site is located on Moorside Road in close proximity to Junction 9 of the M3 at its interchange with the A34. Moorside Road forms part of the established Winnall Industrial Estate, Winchester's primary industrial estate, accessed off Easton Lane, the main arterial road from the M3 to Winchester City Centre.

### Distances

|   |            |
|---|------------|
| Junction 9 M3                             | 0.7 miles  |
| Central Winchester                        | 1.5 miles  |
| Winchester Station                        | 2.0 miles  |
| M27 Motorway                              | 12 miles   |
| Southampton Airport                       | 13 miles   |
| Southampton Airport Parkway Train Station | 14.5 miles |
| Southampton Docks                         | 19 miles   |
| Basingstoke                               | 19.5 miles |
| Salisbury                                 | 28.5 miles |
| Guildford                                 | 47 miles   |
| Portsmouth                                | 31 miles   |
| Central London                            | 67 miles   |



# THE OPPORTUNITY

**OPTION 1**  
FOR SALE  
Site with Industrial & Warehouse Consent  
**PRICE ON APPLICATION**

Available freehold with vacant possession.  
**Price on application.**  
Granted in April 2024 (Planning Application Reference: **22/02553/FUL (Winchester City Council)**), the consent allows for the **redevelopment of the site, providing up to 34,760 sq ft (3,229 sq m)** of E(g)(ii), E(g)(iii), B2 and B8 use.

**OPTION 2**  
TO LET  
Open Storage (STP)  
**£250,000**

Available leasehold for a term to be agreed and including periodic rent reviews.  
**Rent: £250,000 per annum exclusive.**  
Consideration for the letting of the site with vacant possession and the buildings demolished.  
Subject to planning, to be offered as hardstanding with secure fencing and capped services.

**OPTION 3**  
TO LET  
Open Storage with Offices (STP)  
**£300,000**

Available leasehold for a term to be agreed and including periodic rent reviews.  
**Rent: £300,000 per annum exclusive.**  
Consideration for the letting of the site with vacant possession and the benefit of two storeys of office accommodation.  
Subject to planning, to be offered as hardstanding with secure fencing and capped services.  
Offices **19,869 sq ft GIA** offered in their current condition or refurbished.





CGI of consented scheme.







## 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.

## EPC

Available on request.

## DATAROOM

Access is available on request.

## APC - AML

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.

## BUSINESS RATES

For business rating information please visit the Valuation Office.

Agency website [www.voa.gov.uk](http://www.voa.gov.uk).



## CONTACTS

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**Lambert  
Smith  
Hampton**

 **Vail  
Williams**