

Industrial

CBRE

Unit 2, The Ring Tower Centre

Coming available soon

Moorside Road, Winchester, SO23 7RZ

9,140 sq. ft. (849.25 sq. m.)



Unit 2 The Ring Tower Centre, Moorside Road, Winchester, SO23 7RZ

Summary

Available soon – a detached industrial/ workshop premises with large loading forecourt. The property benefits from excellent access onto the M3 Motorway and A34 dual carriageway at Junction 9 . The unit is of a steel portal frame construction with brick and cladding elevations benefitting from 5 loading doors and a large forecourt area. There is also potential for an additional yard area to the rear of the building via separate agreement. Internally the unit will provide a clear span warehouse area with central welfare facilities and a office accommodation.

Location

The property is located on Moorside Road, part of the established Winnall Industrial Estate. Junction 9 of the M3 Motorway is approximately 0.2 miles drive along with the A34 dual carriageway. Winchester City Centre is roughly 1.2 miles to the south west.



Accommodation

Area	Sq. ft	Sq. m
Warehouse	6,715	623.92
Offices	426	39.6
Mezzanine	1,999	185.73
Total	9,140	849.25



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Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease upon terms to be agreed.

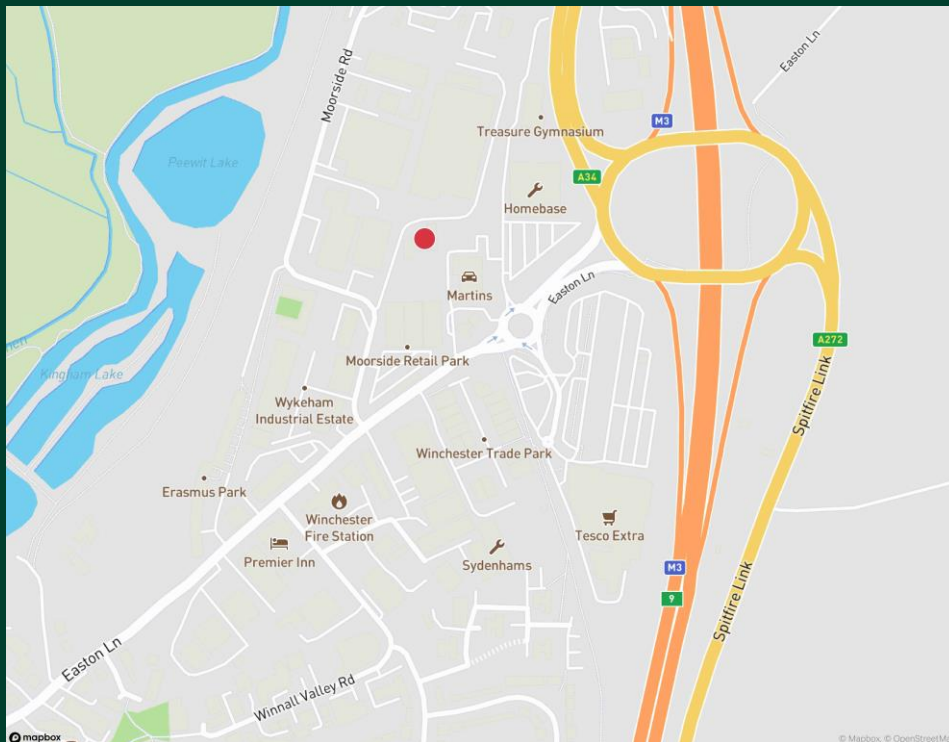
Business Rates

It is understood the property has a current Rateable Value of £47,500.

Prospective occupiers are advised to rely on their own enquiries with the Local Rating Authority as to the Business Rates payable.

Energy Performance Certificate (EPC)

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