

Industrial

CBRE

# Unit 2, The Ring Tower Centre

Detached Industrial Premises

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

The unit comprises 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 of c. 15,000 sq. ft. 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
<b>Total</b>	<b>9,140</b>	<b>849.25</b>



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

### Terms

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

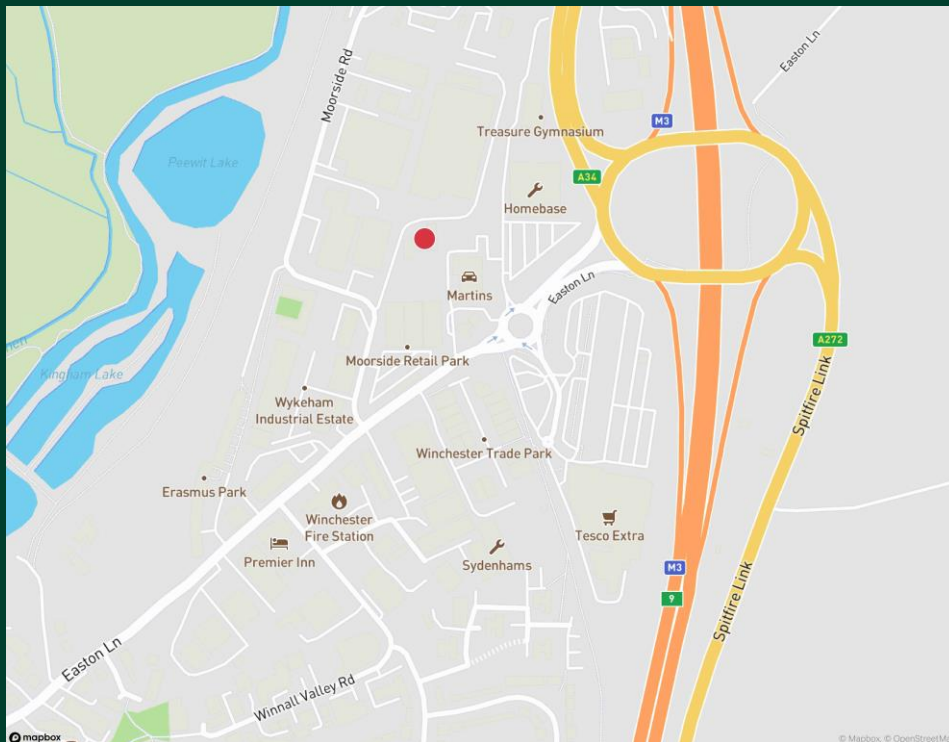
### Business Rates

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)

D – 91



**Oliver Sherriff**  
Associate Director  
07919 392 004  
[Oliver.Sherriff@cbre.com](mailto:Oliver.Sherriff@cbre.com)

**Nick Tutton**  
Senior Director  
07887 563 264  
[Nick.Tutton@cbre.com](mailto:Nick.Tutton@cbre.com)

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