

# TO LET

## FIRST FLOOR BUSINESS/OFFICE SPACE

431 SQ FT // 40 SQ M

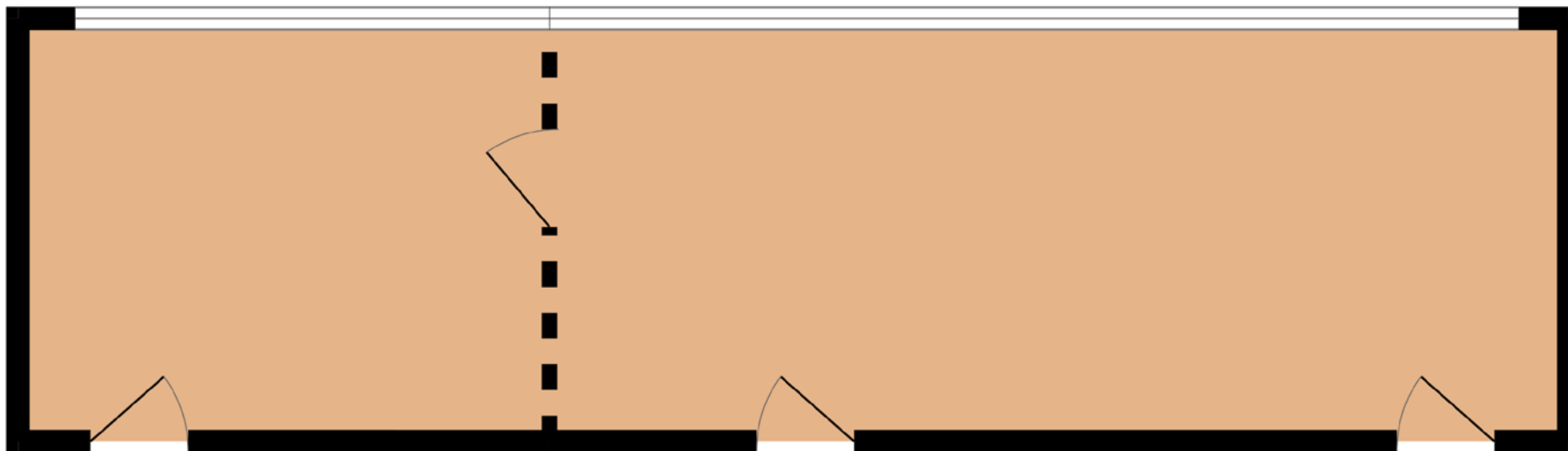
100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)



HAMPSHIRE COMMERCIAL

goadsby

**UNIT 3B/3C SCYLLA INDUSTRIAL ESTATE**  
WINNALL VALLEY ROAD, WINCHESTER, HAMPSHIRE SO23 0LD



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2 Parking  
Spaces



E - 114  
EPC Rating



Excellent  
Transport Links



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## SUMMARY >

- FLEXIBLE LEASE TERMS
- 2 PARKING SPACES
- AVAILABLE FROM 1ST JUNE 2025

**RENT: £10,750 PLUS VAT** PER ANNUM EXCL.

### Location

- The Scylla Industrial Estate is located on Winnall Valley Road just off Easton Lane
- Winnall Industrial Estate is the principal industrial area of Winchester and consists of a large range of local and national companies
- There is very good access to the M3, A34, A31 and A272, all being 0.5 miles away

### Description

- The Scylla Industrial Estate comprises a total of 9 units, which are a combination of business and light industrial
- The units are made of steel and concrete frame construction as a two-storey development, built on a sloping site
- Unit 3B/3C has two separate external entrances on either end of the unit
- Electric heating to be installed
- LED ceiling tile lights
- Shared toilets and kitchenette
- Available from 1<sup>st</sup> June 2025

### Accommodation

Net Internal Area approx.                      431 sq ft                      40 sq m

### Rent

**£10,750 plus VAT per annum, exclusive.**

### Terms

The unit is available by way of a new lease for terms to be agreed

### Service Charge

£960 per annum.

### Rateable Value

£5,000 (from 1<sup>st</sup> April 2023)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2024).

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

### Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://goadsby.com)



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