



goadsby

TO LET

**NEW BUILD INDUSTRIAL/
WAREHOUSE UNIT**

UNIT 1, BLOCK A

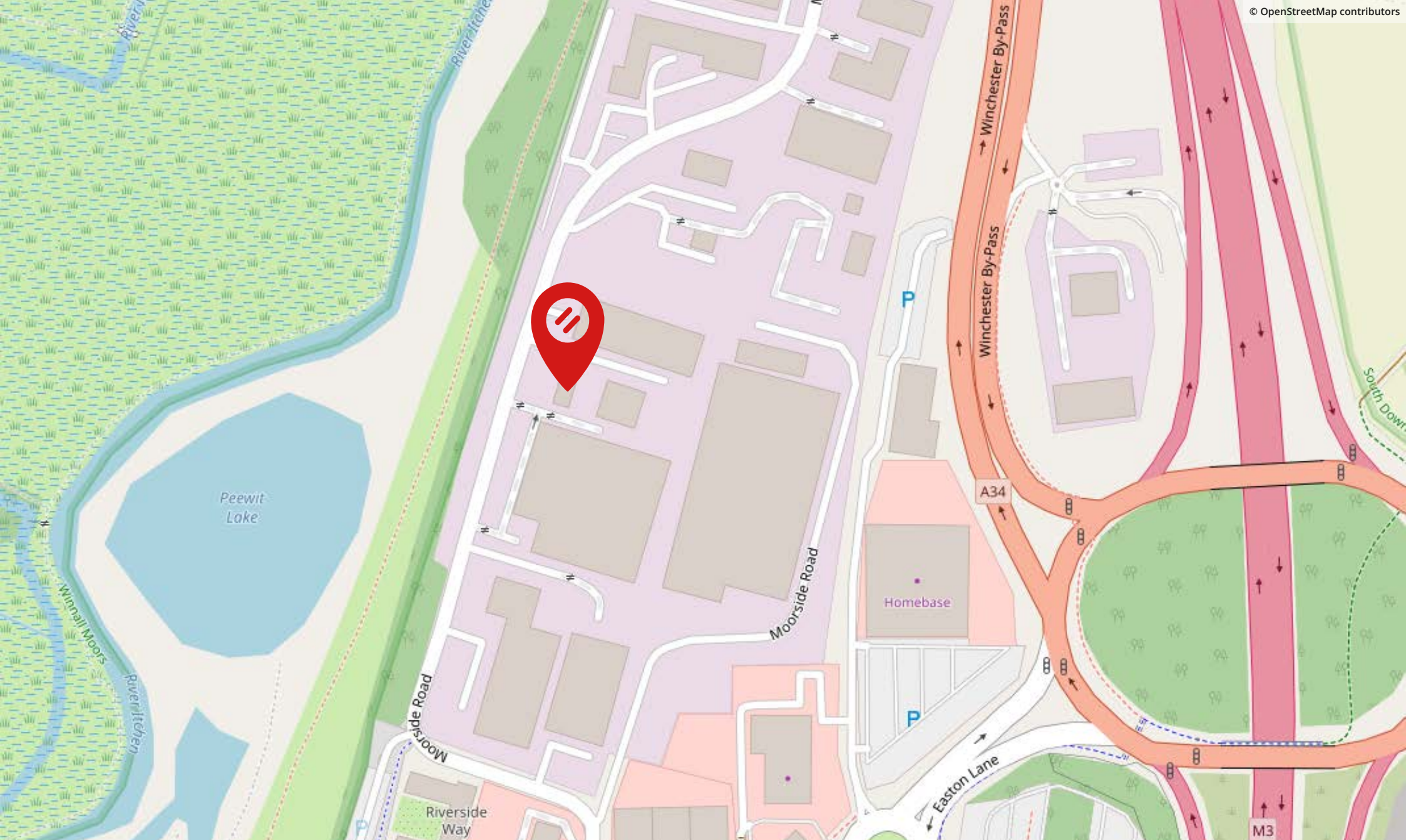
**GENTIAN HOUSE MOORSIDE ROAD,
WINCHESTER, SO23 7RX**

2,305 SQ FT (214 SQ M)

- Rarely available new build
- Unit 2 now let
- 5 Allocated parking spaces including 2 ev chargers
- Electric roller shutter door measuring 3.4m wide x 4.5m h
- Minimum eaves height 7.25m



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LOCATION

This new build industrial unit is located on Moorside Road, off Easton Lane, which is the principal route into Winchester City Centre from J9 of the M3. Moorside Road is the primary location in Winchester for industrial/warehouse operators and neighbouring occupiers include well established local and national companies. Easton Lane itself has a range of trade counter and showroom occupiers.

Moorside Road is exceptionally well placed to access the extensive road network. J9 of the M3 lies within a mile of the property, with the same junction providing access to the A34, A272 and A31. Winchester City Centre is approximately 1 mile away, accessed via Easton Lane.

DESCRIPTION

The premises comprise 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.

ACCOMMODATION

Gross internal area:
2,305 sq ft // 214 sq m

LEASE

The property is available on a new full repairing and insuring lease for a term to be agreed, including periodic rent reviews.

RENT

£40,000 per annum exclusive of business rates, utilities, insurance premium and VAT if applicable.

RATEABLE VALUE

To be assessed

Rates payable at 49.1p in the £ (year commencing 1st April 2019).

Transitional arrangements may apply.

Any interested party must satisfy themselves as the accuracy of this information by contacting Winchester City Council Rates Department on 01962 840222 before committing to the property.

EPC RATING

Targeting A+

LEGAL COSTS

Each party to be responsible for their own legal cost 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 joint agents Goadsby and Lambert Smith Hampton, through whom all negotiations must be conducted.



ALLAN PICKERING
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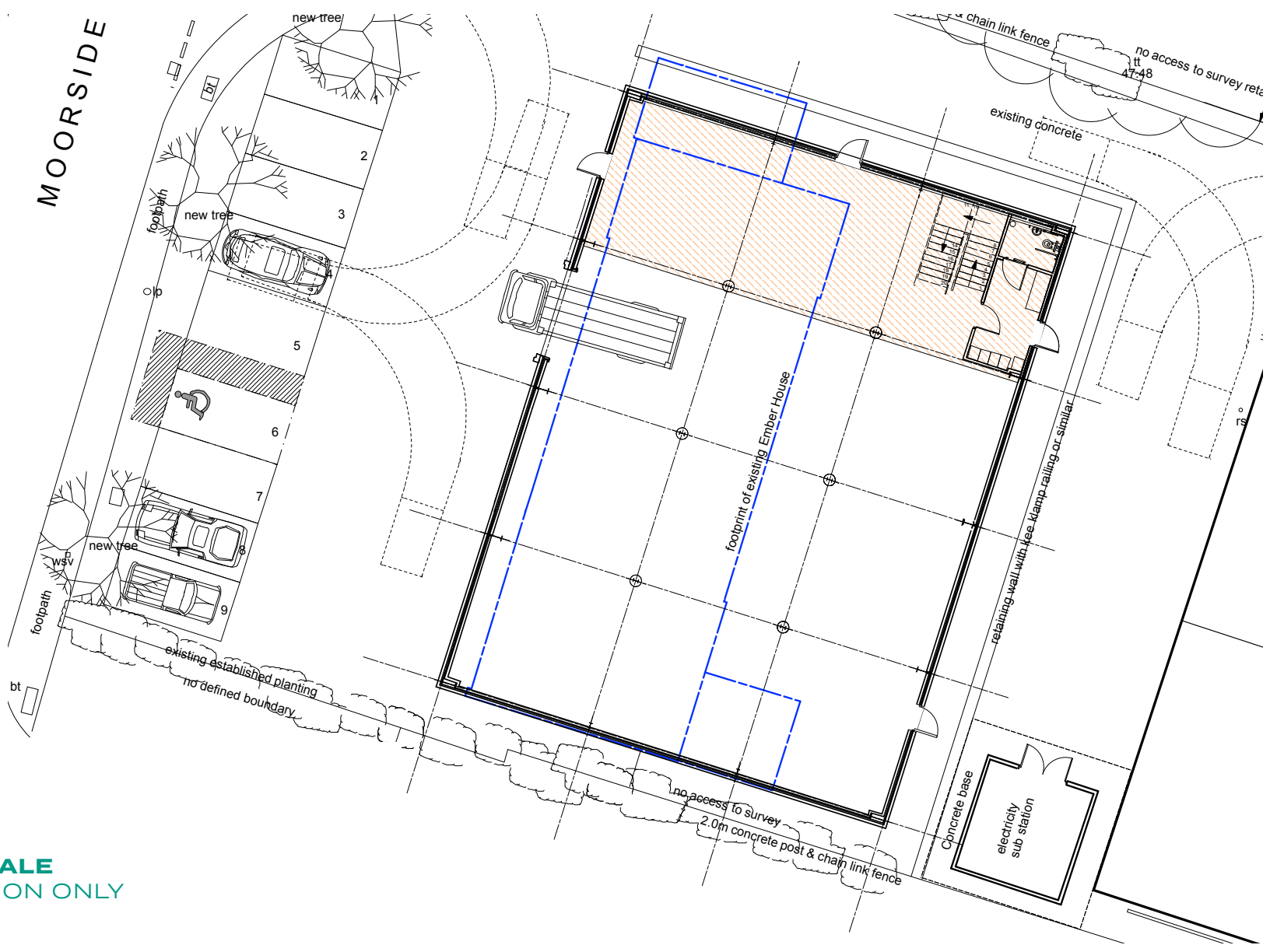


DAN RAWLINGS
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023 8071 3077 // 07702 809192

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.

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DO NOT SCALE
ILLUSTRATION ONLY

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