

TO LET



Unit 4, Wykeham Trade Park, Winchester, SO23 7RX

TO Let - Trade Counter/ Showroom Unit – 6,367 sq ft (591.64 sq m)



Key Features:

- Modern Warehouse Unit
- Suitable for Trade & Showroom uses
- Prime Trade Location
- Other Occupiers: Screwfix, Toolstation, Dulux, Yesss Electrical, Bathroom Warehouse & Howdens

Description

A modern mid terrace trade unit of steel portal frame construction, with brick and block work elevations and profiled metal cladding, under a profiled metal clad roof, incorporating 10% translucent roof lights.

Specifications:

- Eaves height 5.8m, rising to 8.5m at Apex
- Electric loading door
- Warehouse lighting
- Gas blower heater
- 3 phase electricity
- Kitchen & WCs
- Reception area
- First floor offices
- Ample car parking

Location

Wykeham Trade Park is just off Easton Lane opposite Winchester Trade Park and Moorside Road Retail Park which are all situated close to M3 (Junction 9) and the A34.

Local occupiers include: Screwfix, Dulux, Toolstation, Yesss Electrical, Motor Parts Direct, Howdens, Wicks, Easy Bathrooms, Wolseley, CEF, Plumbase, Carpetright, City Plumbing, Topps Tiles, Pets at Home, Halfords and Costa Coffee.

Accommodation

Unit 4	Sq Ft	Sq M
Warehouse	4,565	424.06
Reception / Office	901	83.79
First Floor Offices	901	83.79
Total (GEA)	6,367	591.64

*All areas are approximate gross external

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

Lease

The property is available either by way of an Assignment or Sublease for a term to expire 26th July 2026. Alternatively, a new longer term lease maybe available direct from the landlords.

EPC

The EPC rating is C-72. A full copy of the EPC is available on request.

Passing Rent

£90,000 per annum exclusive (£14.14 psf)

Business Rates

Rateable Value: £59,000 (2023)
Rates Payable: £30,208 (2023/2024)

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Service Charge/Insurance

The landlord insures the property and also administers maintenance and repair of common areas on the Estate.

VAT

All pricing is subject to VAT.



Contact

For further information, or to arrange a viewing, please contact Knight Frank.



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SUBJECT TO CONTRACT

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Particulars dated January 2024. Photographs dated January 2024.

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