WARWICK MARTEL
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WARWICK MARTEL
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25 YEARS 1995—2020

INDUSTRIAL PROPERTY DETAILS

Industrial/Warehouse/Business Unit
Fully Refurbished
10,250 ft² (952 m²)
TO LET

M3 J9/A34 Direct Access
Unit D Moorside Road, Winchester
HAMPSHIRE
SO23 7RX

MISREPRESENTAION ACT 1967: Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Property File ref.: 1313
Address of Property: D Moorside Road—WINCHESTER

Date Details Prepared: July 2020

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Location

The subject property is situated in Leicester Way/Moorside Road off Easton Lane to the East of Winchester City Centre and approximately 1/4 mile from junction 9 of the M3 and the A34. Nearby occupiers include Halfords, PC World, Homebase, Micheldever Tyres, Permabond, Topps Tiles, Tesco, Jewson, etc.

Description

The property which is set on a mature landscaped self-contained site, comprises a detached steel framed building clad in plastic-coated steel profile sheeting with feature brick elevations to the integral two-storey offices/Hi-Tech space. The main warehouse/industrial area is clear span and has a power-floated concrete floor; 6.5 metre eaves height; new steel section loading door (4m wide x 5.3 m height).

The office elements are carpeted with suspended ceilings incorporating LED lighting; perimeter trunking; WC's at ground and WC's at First floor (plus separate Shower at FF level).

Externally the unit benefits from substantial car parking for 40 + cars plus un/loading bay/yardage.

The entire property has undergone a Full Refurbishment over the past 3 months to an exceptionally high modern standard.

Accommodation

Description	Total Size m^2	Total Size ft^2
Ground Floor Production/Warehouse	526	5,660
Ground Floor Office/High Tech/R&D space (inc WCs and anc. Space)	213	2,294
First Floor Office/High Tech/R&D space (inc WCs; shower and anc. Space)	213	2,294
GRAND TOTAL (GIA)	**952**	**10,249**

Please note all areas are approximate, interested parties are advised to confirm their own areas prior to entering into a binding commitment.

Planning

We understand that the property has the benefit of Light Industrial and Warehouse consent, however interested parties are advised to contact the Winchester City Council Planning Department (01962 840222) and the Business Rates Department respectively to confirm use and Rateable Value prior to contractual commitment.

Energy Performance Certificates

The Property has a current EPC Rating of **C 67**(Full EPC available on request).

Rates

Rateable Value TO BE REASSESSED—**Indicative** Rates Payable figure for 12 months c. £35,000 (this is for guidance purposes only)

Terms

The property is available as a whole by way of a new FRI lease details on application.

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Rent

£110,000

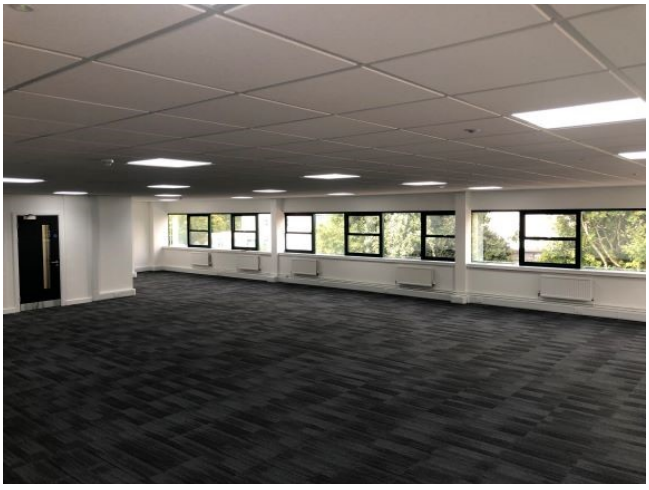
All rents are shown per annum exclusive of Rates; VAT and any applicable Service Charge

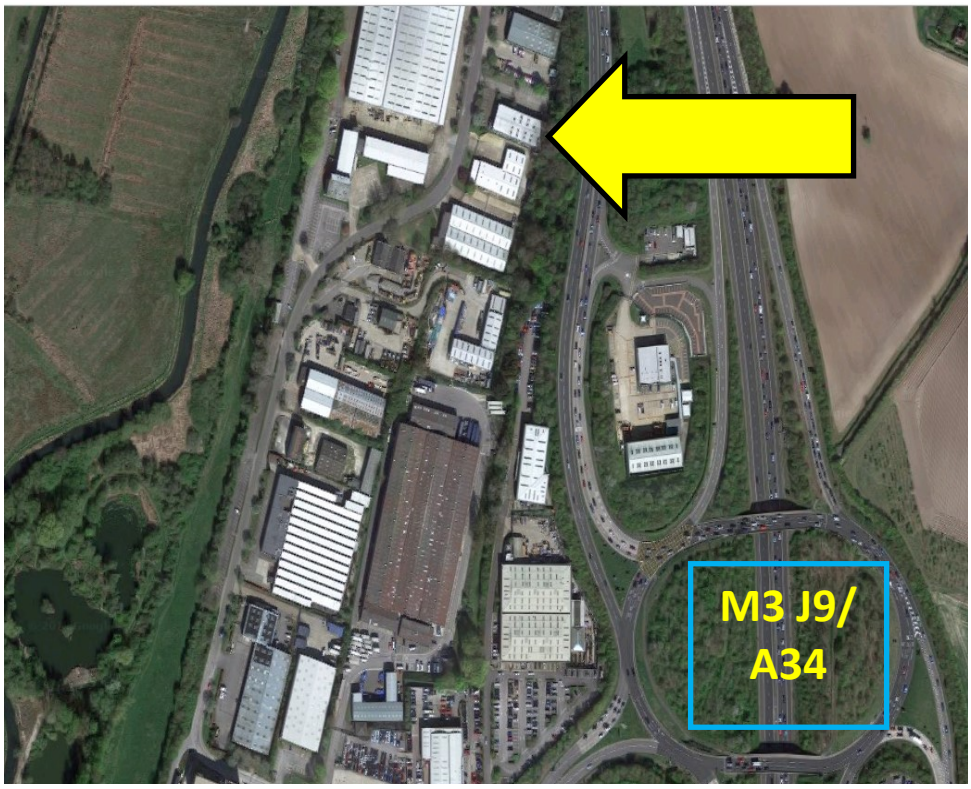
Legal Costs

Each party to bear their own legal costs.

Viewing and further information through the Sole Agents:

Simon Martel **07973 619456**
Simon@warwickmartel.com





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