



KEY FEATURES

- Total GIA 434.97 sq.m (4,682 sq.ft)
- 10 x allocated parking spaces
- New Lease
- Adjacent M3 motorway

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Primmer Olds B&A S
61 Cromwell Road, Southampton, Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292

Unit 2 Moorside Place, Moorside Road

DESCRIPTION

The property is located on Moorside Road within the main business park within Winnall, Winchester, adjacent to the Junction 9 of the M3. The estate is full of a range of industrial, office, trade counter and quasi retail occupiers such as Screwfix, Wickes, Royal Mail Group, Jewson, Homebase, Garbuio Dickinson and Apem Components to name a few. Internally the property is configured as a 50/50 business unit with ground floor being made over to mainly storage/workshop space plus staff/kitchen area as well as WCs and shower. The first floor is fitted out as offices to very high standard and benefits from a large central lightwell creating an excellent working environment. There are 10 allocated parking spaces externally.

ACCOMMODATION

Floors Areas	Sq Ft	Sq M
Ground Floor	2,341	0
First Floor	2,341	0
Total	4,682	434.96

Areas stated are measured on a Gross Internal Area and in accordance with the RICS Code of Measuring Practice 6th Edition

PLANNING

Permitted use understood to be B1. All parties to make their own enquiries of the Local Authority.

RATES

Rateable Value £40,000

Source - voa.gov.uk

The 2018/2019 standard multiplier is 0.493 (49.3 payable per £1). This determines what business rates are payable.

If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable.

All parties are advised to make their own enquiries for confirmation.

EPC

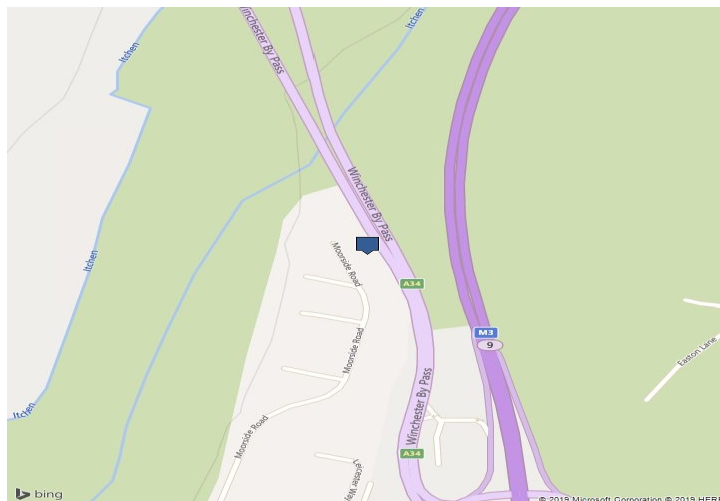
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TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £42,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is payable on rents.



VIEWING & FURTHER INFORMATION: Call 023 8022 2292



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