

UNIT 8 MOORSIDE PLACE, MOORSIDE ROAD,  
**WINCHESTER, HAMPSHIRE, SO23 7FX**



## MODERN BUSINESS UNIT TO LET



### KEY FEATURES

- End of terrace
- Close to J9 of the M3 motorway
- Roller shutter loading door
- Personnel door
- First floor offices



**5,440 sq.ft (231.97 sq.m) Gross Internal Area**

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## LOCATION

The property is located along Moorside Road in the heart of Winchester's principle business park at Winnall. The premises are in close proximity to Junction 9 of the M3 0.7 miles (1.1 km) to the south, Winchester city centre is 1.4 miles (2.3 km) to the south west, Winchester railway station is approximately 2 miles (3.2 km) away with mainline rail services to London Waterloo.

Southampton Airport is approximately 12.3 miles (19.8 km) to the south at Junction 5 of the M27 south coast motorway.

Nearby occupiers within the Business Park include Barclay & Mathieson, Utility Energy and Vaughan Designs plus retail warehouse occupiers such as Currys PC World and Halfords.

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## DESCRIPTION

Unit 8 Moorside Place is an end of terrace, two-storey modern unit constructed of brick and clad elevations. The ground floor warehouse space benefits from a small kitchenette area along with WC and shower facilities. The warehouse area is accessed via either a roller shutter door or personnel door with door entry system.

The first-floor space is fully fitted as an office suite. Most of the space is open plan with four individual offices/board rooms and a server room. There is also a kitchen and break-out area along with WC facilities.

The property benefits from 10 car parking spaces.

## TERMS

The property is available by way of a sublease or an assignment of the current lease expiring 28<sup>th</sup> June 2022.

Alternatively, a new full repairing insuring lease is available subject to negotiation.

## RENT

£48,000 per annum, exclusive of rates, VAT and service charge.

## SCHEDULE OF AREAS (APPROX. GIA)

Description	Sq ft	Sq m
Ground Floor – Warehouse and office	2,720	252.72
First Floor - Offices	2,720	252.72
<b>Total</b>	<b>5,440</b>	<b>505.44</b>

## BUSINESS RATES

We are advised by the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) that the rateable value for this property is £46,000.

However, we would advise an interested party to confirm the accuracy of this information.



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## EPC RATING

Energy Performance Rating: C-52  
Reference Number: 9376-3079-0590-0690-2301

## LEGAL COSTS

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

## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## VIEWING

Strictly by appointment through the sole agents below.

## CONTACTS

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**Subject to Contract**  
**August 2018**

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