

**TO LET**

**INDUSTRIAL PREMISES WITH YARD**

**1,593 SQ FT // 148 SQ M**

**100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

**goadsby**

**UNIT 5 WINNALL VALLEY ROAD**  
WINCHESTER, HAMPSHIRE SO23 0LD

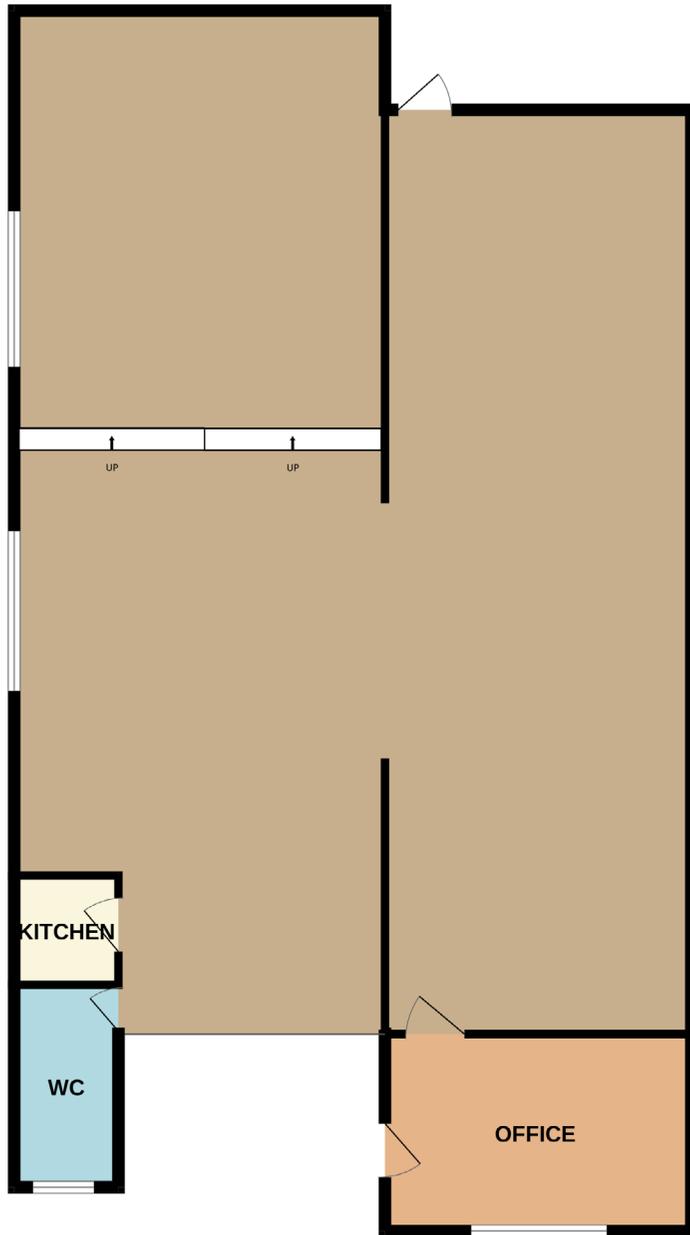
## SUMMARY >

- USE CLASS B8 STORAGE OR DISTRIBUTION
- 3 PHASE POWER
- MINIMUM EAVES OF 2.25M, MAXIMUM OF 4.29M
- DOUBLE GLAZED WINDOWS
- LED STRIP LIGHTING
- AVAILABLE TO LET ON A NEW FRI LEASE

QUOTING RENT: £14,000 PER ANNUM EXCL.



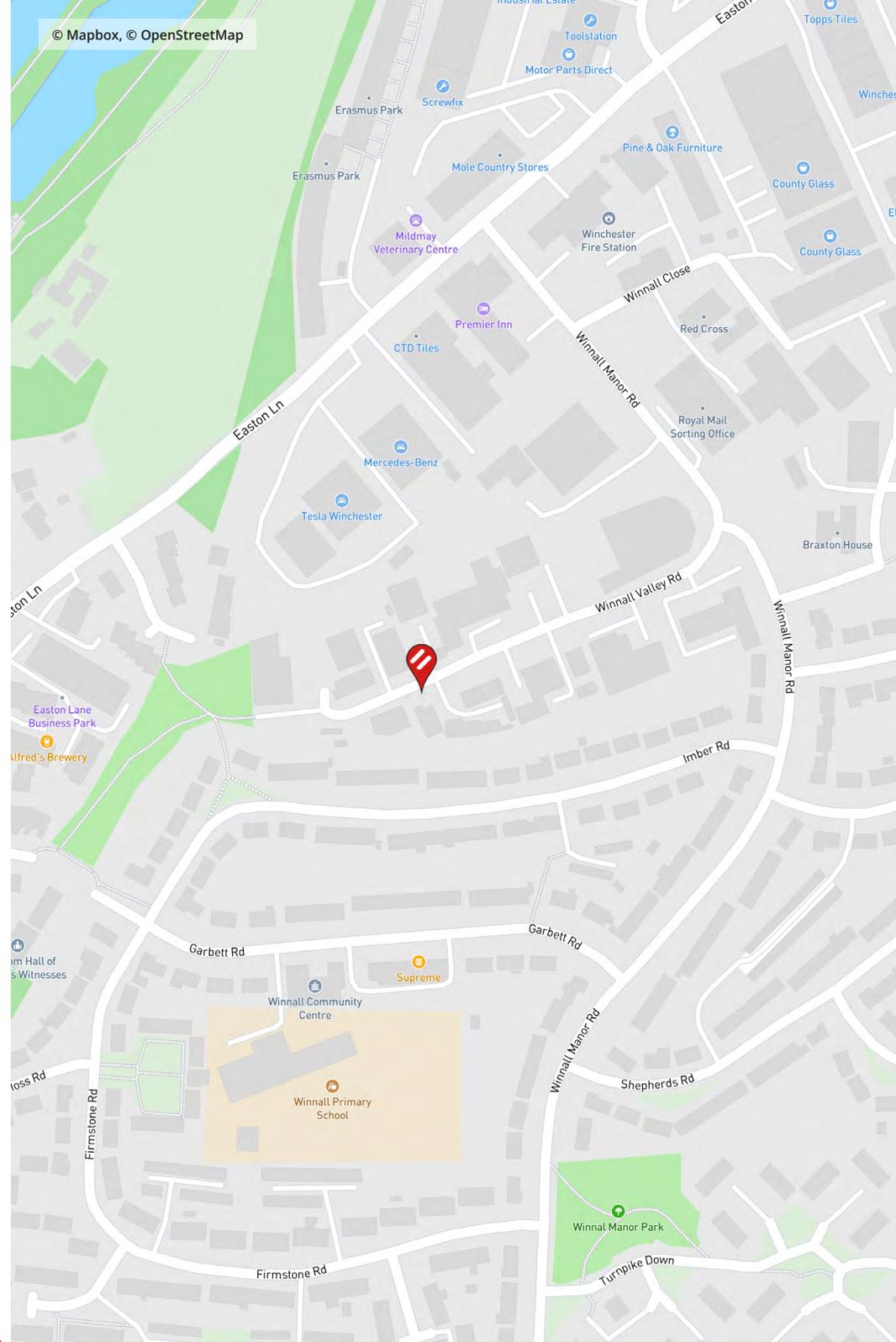
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Location

- Located on Winnall Valley Road
- Winnall Industrial Estate is the principal industrial area of Winchester and consists of a large range of local and national companies
- There is very good access to the M3, A34, A31 and A272, all 0.5 miles away

## Description

- Industrial Unit with Yard
- Manual Roller Shutter Door (Width 3m, Height 2.67m)
- 2 x WC's
- Features include 3 phase power, strip lighting and double-glazed windows
- Pitched steel clad roof

## Accommodation

Approx. Gross Internal Area	1,593 sq ft	148 sq m
Yard	779 sq ft	72.4 sq m

## Rent

**£14,000 per annum, exclusive..**

## Lease

New full repairing and insuring lease, with terms to be agreed.

## Rateable Value

£12,000 (from 1<sup>st</sup> April 2023)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025).



## Legal Costs

Each party to be responsible for their own legal costs 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 the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

[goadsby.com](https://www.goadsby.com)

