



Unit 30 Moorside Road

WINNALL INDUSTRIAL ESTATE, WINCHESTER, SO23 7RX



TO LET

Detached Industrial/Warehouse Building on Self-Contained Site with Yard

Direct Access to J9, M3 and A34

41,423 sq ft (3,848.27 sq m)

Description

We understand the property was constructed in 1997 on a 1.85 acre site and comprises a detached industrial/warehouse building with a secure yard to the side and rear of the demise. The unit is of steel portal frame with part brick blockwork and full height profile cladding under a metal clad roof incorporating 10% roof lights. Externally, there is a concrete surfaced loading apron/yard and a further unsurfaced rear yard. There is separate designated office parking to the front.

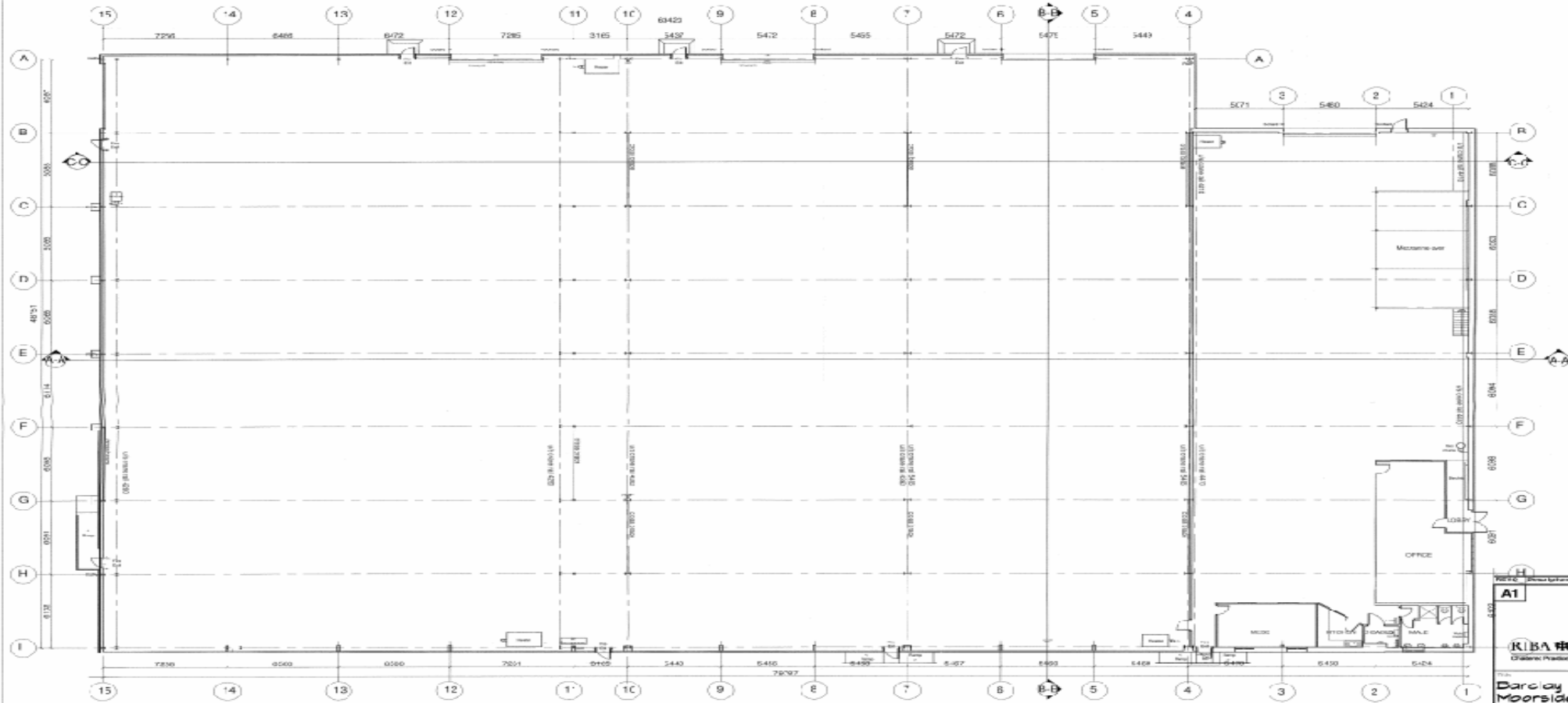
Specification

- 7.76m to underside of eaves
- 6.86m to underside of truss
- 9.4m to underside of ridge
- 6m eaves to front section of warehousing
- 6 full height loading doors allowing for loading at 3 elevations, 5.3m (w) x 4.75m (h)
- Secure site with perimeter palisade fencing
- Concrete floor
- Circa 10% roof lights
- Spot lighting throughout
- Concrete yard depth approx. 21.85m
- Concrete yard to rear and side elevation
- CCTV within yard areas
- 3 phase power and gas supply
- 14 car parking spaces
- EPC rating C74



Floor Area	Sq Ft	Sq M
Main Warehouse	33,951	3,154.15
Front Warehouse (including 936 ft ² /87m ² offices)	7,472	694.12
Total Floor Area	41,423	3,848.27





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HUGHES TREACHER
ARCHITECTS

RIBA
Chartered Practise

Barclay & Mathieson
Moorside Rd
Winchester

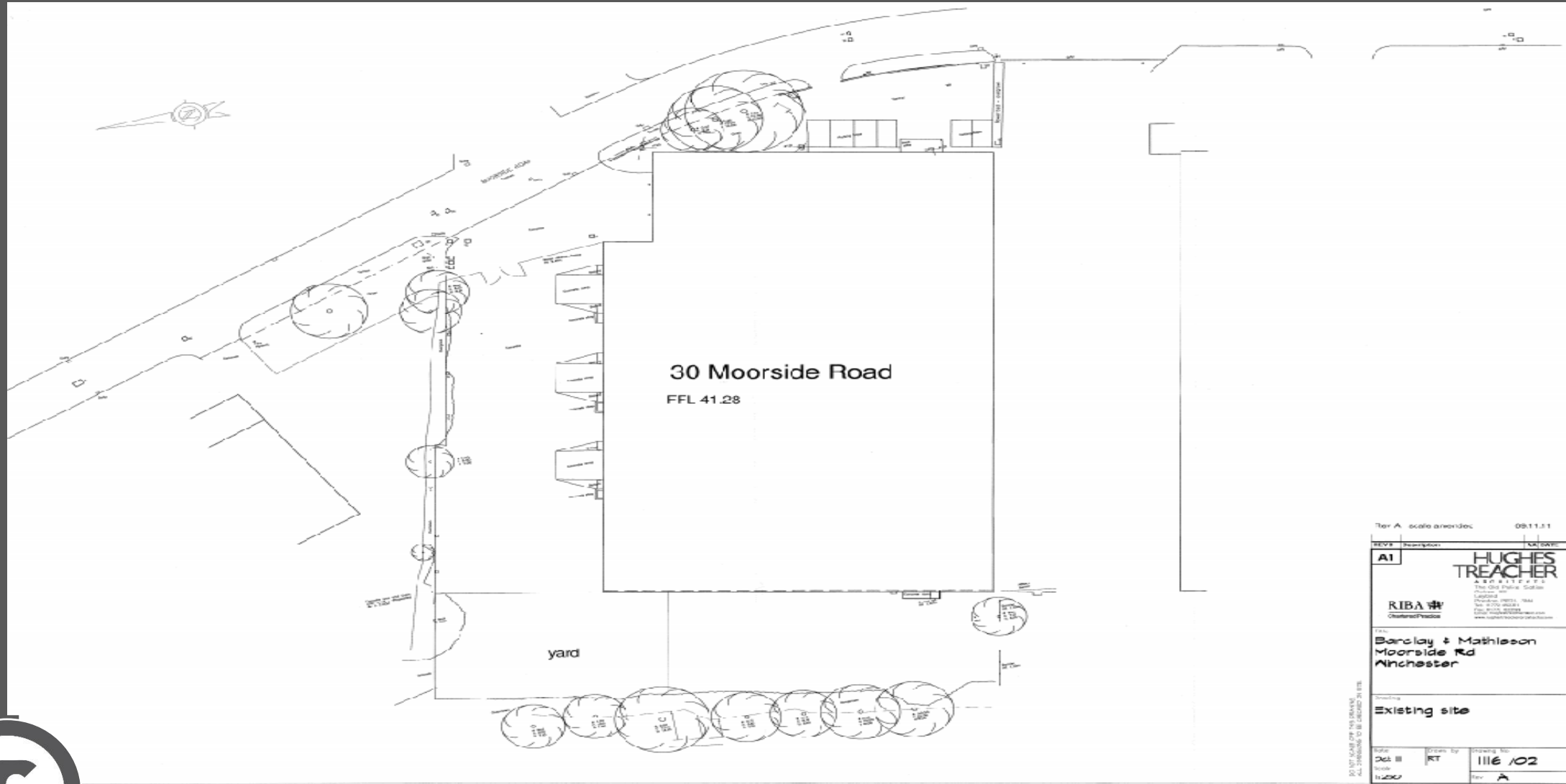
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NO	Description	DATE
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**HUGHES
TREACHER**
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RIBA
Chartered Practice

Barclay & Mathison
Moorside Rd
Winchester

Existing site

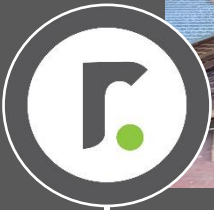
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DO NOT SCALE OFF THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE









Location

The unit is located on Moorside Road, off Easton Lane, which is the principal route into Winchester City Centre from J9 of the M3. Moorside Road is the primary location in Winchester for industrial/warehouse operators. Neighbouring occupiers include well established local and national companies. Easton Lane itself has a range of trade counter and showroom occupiers. Moorside Road is exceptionally well placed to access the extensive road network. J9 of the M3 lies less than a mile from the property, with the same junction providing access to the A34, A272 and A31. Winchester City Centre is approximately 1 mile away, accessed via Easton Lane.

Terms & Rent

We understand the property is held on a 15 year lease from 2015, expiring on 20 August 2030. The passing rent is £323,891 (£7.82 psf) exclusive of VAT. The rent is subject to 5 yearly index linked, compounded rent reviews collared and capped in line with RPI at 1% and 3% applied.

Rateable Value

It is understood the current rateable value for the property is £222,000. Prospective tenants are advised to make their own enquiries to the Local Authority, Winchester City Council to confirm this information is correct.

Destinations	Miles
Junction 9, M3	0.6
A34 to Midlands and North	0.6
London Heathrow	49.1
Port of Southampton	16.8
Southampton International Airport	12.5



Unit 30 Moorside Road, Winnall Industrial Estate, Winchester

SAT NAV: SO23 7RX

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment



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