



Unit 12 Sun Valley Business Park

WINNALL CLOSE, WINCHESTER, SO23 0LB



TO LET

Industrial Unit/Warehouse with First Floor Office
Excellent Location – Just a ¼ Mile from Junction 9, M3
5,541 ft² (514.80 m²)

Description

Sun Valley Business Park comprises three terraces of industrial/warehouse units constructed in the early 1980s and late 1990s. In total there are 12 units providing over 35,000 sq ft of industrial and warehouse space on a 0.56 hectare (1.4 acre) site.

Unit 12 is semi-detached and situated to the rear of the estate. The property is approximately 5,541 sq ft in size. The building benefits from allocated parking and front forecourt loading. The unit is of blockwork and profile clad construction beneath a pitched clad roof. Internally, the unit provides a mostly open plan accommodation with workshop, kitchen and WC facilities. The unit benefits from LED lighting, 3 phase electrics and two electric up and over loading doors. First floor office space is also provided.

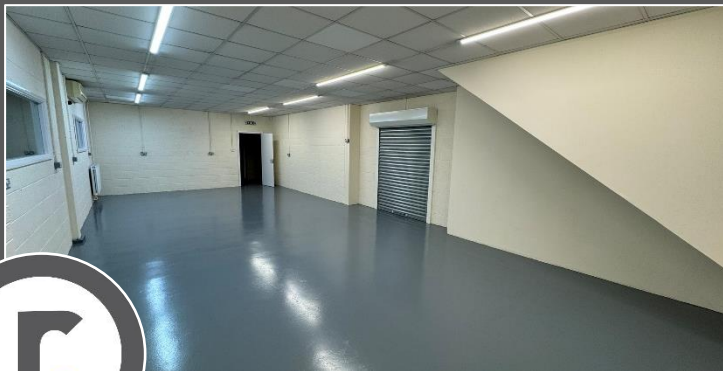
Specification

- Eaves height 6.36m
- Ridge height 7.37m
- 2 x Electric Up and Over Loading Door (6.59m wide x 4.48m high)
- 10% Roof Lights
- LED Lighting
- Three Phase Electricity & Mains Gas
- Kitchen
- Workshop
- Male/Female Single WC & Disabled WC
- First Floor Offices with Suspended Ceiling, LED Lighting, Carpets, Air Conditioning & Gas Central Heating
- 9 Car Parking Spaces
- EPC Rating – D80



Floor Area	Sq Ft	Sq M
Ground Floor	4,279	397.50
First Floor Offices	1,262	117.30
TOTAL (GIA)	5,541	514.80







Location

The Sun Valley Business Park is located on Winnall Close which can be accessed from the Winnall Manor Road via Easton Lane. The Business Park is located approximately 1/4 mile from Junction 9 of the M3 and A34 or 1/2 mile from Winchester City Centre. Occupiers in the surrounding industrial estates and retail parks include Halfords, Currys, Homebase, Tesco, Topps Tiles, Screwfix, Toolstation, Howdens and Royal Mail.

Terms

The property is available on a new FRI lease, length by negotiation, at a rent of £72,033 pax. A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

Business Rates

The Rateable Value from April 2023 is £61,500 (<https://www.gov.uk/correct-your-business-rates>). All enquiries to Winchester City Council.



Unit 12 Sun Valley Business Park, Winnall Close, Winchester

SAT NAV: SO23 0LB

Destinations	Miles
M3, Junction 9	0.5
A34 (for Midlands and the North)	0.6
Winchester City Centre	0.5
Southampton Airport & Airport Parkway Railway Station	12.5
Southampton	14.4
Portsmouth	30.8
London	63.8

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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