



Unit 13 Winnall Valley Road
WINNALL TRADING ESTATE, WINCHESTER, SO23 0LD



TO LET

Industrial Unit/Warehouse with Adjoining Office Building
Secure Concrete Yard on 0.251 acre site
4,282 ft² (397.8 m²)

Some images taken prior to current tenancy

Description

The property comprises a secure site of 0.251 acres with a detached light industrial unit of steel portal frame and profile clad construction with 1 electric roller shutter door. To the front of the building is a single storey office building. Externally, there is a secured concrete yard with a perimeter chainlink fence and steel palisade.

Specification

- Close to Junction 9, M3
- Secure Yard
- 0.251 acre plot size
- Minimum eaves height - 5.24m
- Gas central heating to offices
- 3 phase power supply
- 2 tonne crane (not in use)
- Electric vehicle charging point and CCTV by agreement
- EPC rating D80



Floor Area	Sq Ft	Sq M
Warehouse	3,304	306.99
Offices	978	90.86
Gross Internal Area (GIA)	4,282	397.85
Total Site Area	0.251 acres	0.102 ha

Some images taken prior to current tenancy



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Location

The property is situated on Winnall Valley Road, off Winnall Manor Road within the well established Winnall Trading Estate, which lies within 0.5 miles of Junction 9, M3 at its intersection with the A34. The property sits approximately half a mile north-east of Winchester City Centre.

Terms

The property is available on an assignment of a 5 year underlease to 8th December 2026 at a passing rent of £40,000 pax, excluded from sections 24 to 28 of the LTA 1954. The lease is subject to a Schedule of Condition. Alternatively, a new sublease on the same terms as the underlease is available.

Business Rates

The Rateable Value from April 2023 is £30,250. All enquiries to Winchester City Council.

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



Unit 13 Winnall Valley Road, Winnall Trading Estate, Winchester

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VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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