



## Unit 4 Standon Storage Units, South Lynch Estate, Standon Main Road, Winchester, SO21 2JH

Well Located Storage Unit

### Summary

Tenure	To Let
Available Size	592 sq ft / 55 sq m
Rent	£600.00 per month
Business Rates	Upon Enquiry
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential

### Key Points

- Newly built storage unit
- Electric roller shutter
- Concrete floor
- Led lights
- Convenient location

# Unit 4 Standon Storage Units, South Lynch Estate, Standon Main Road, Winchester, SO21 2JH

## Description

The subject premises is a newly refurbished building which has been reclad in timber and new roller shutter doors have been put on each unit including a pedestrian accessed door. Within the units they are fitted with concrete floor, timber walls, roof lighting and LED lighting with single phase power. These units are for just storage only. Each unit has a minimum eaves height at the rear of 2.2m with the front of the unit having a maximum eaves height of 3.6m.

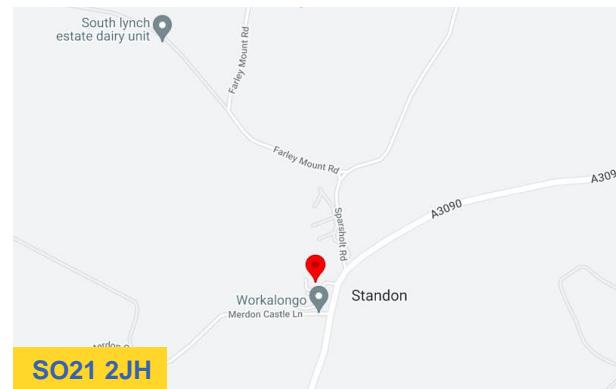
## Location

The subject units are situated to the south of South Lynch Estates Office just off the Standon Main road between the junction of Sparshot road and Medreton Castle Lane. Single storey terrace of units set back from the main road and accessed on private estate road.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit - 4	592	55	To Let	Available
<b>Total</b>	<b>592</b>	<b>55</b>		



## Specification

- Electric roller shutters with remote control access
- Pedestrian accessed door
- LED lighting
- Single phase power
- Max eaves 3.6m
- Min eaves 2.2m
- Concrete floor
- Outside light (sensor)

## Terms

Available on a new lease for a term to be agreed at a rent of £600 per month.

## Other costs

Building insurance may be payable.

Each party to pay their own legal cost incurred within the transaction.

## Viewing & Further Information

### Tom Holloway

023 9237 7800 | 07887602603  
tom@hi-m.co.uk

More properties like this at [www.hi-m.co.uk](http://www.hi-m.co.uk)

**023 8011 9977**  
  
**hi-m.co.uk**

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT Generated on 15/04/2024

