

TO LET

**MODERN TRADE
COUNTER / RETAIL
UNITS**

UNIT 13
UNIT 14

WINCHESTER TRADE PARK
EASTON LANE, WINCHESTER, SO23 7FA

**AVAILABLE
TOGETHER OR
INDIVIDUALLY**

3,017 - 6,034 SQ FT

Lambert
Smith
Hampton

 **Vail
Williams**

FEATURES

The properties comprise refurbished modern, mid-terrace trade counter units, of steel portal frame construction, with electrically operated up and over loading door and glazed entrance. Both units benefit from extensive shared parking.



3 PHASE POWER



PROMINENT ESTABLISHED TRADE PARK LOCATION



MINIMUM EAVES 5.77M



CLOSE PROXIMITY TO JUNCTION 9 M3



GLAZED FRONTAGE



CLOSE TO CITY CENTRE



6 SPACES FOR BOTH UNITS & COMMUNAL PARKING



2 x ELECTRICALLY OPERATED UP AND OVER DOORS
W 3.6m x H 4.8m



AVAILABLE TOGETHER OR SEPARATELY

UNIT 13 & 14

SCHEDULE OF ACCOMMODATION

Gross Internal Areas	SQ FT	SQ M
UNIT 13	3,017	280
UNIT 14	3,017	280
TOTAL	6,034	560

LOCATION

Hampshire's position as a key transport hub and major gateway to global markets is unrivalled, and provides businesses with easy access to and from London, three international airports (including Heathrow) and two major ports.

With a combination of three historic cities, two national parks and miles of coastline, Hampshire has it all.



The county has a workforce of over 700,000, more than two out of five people of working age have a degree or equivalent level qualification.*



90% of premises are connected to super-fast broadband.*

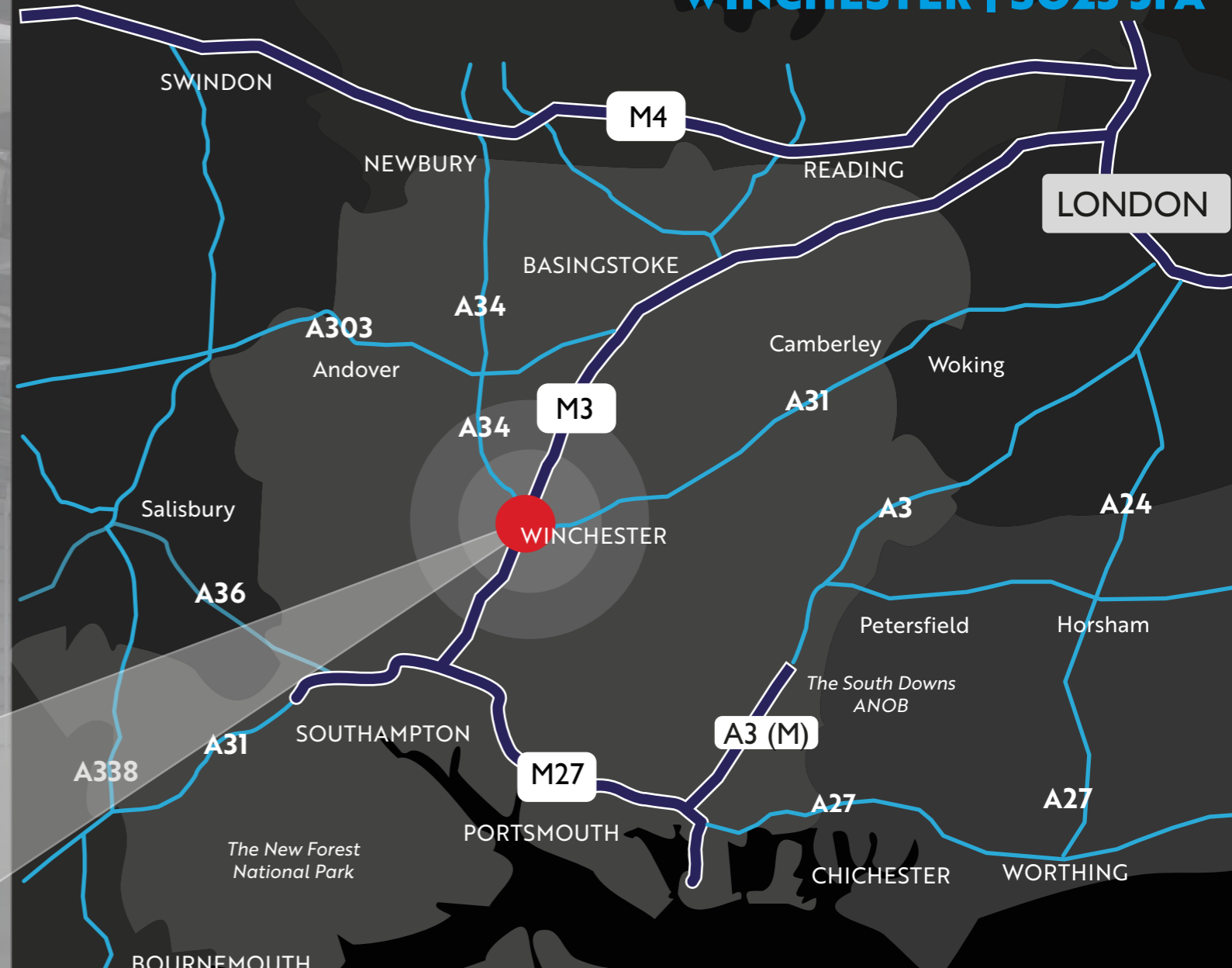


With an economic output totalling £50bn Hampshire is one of the most successful economies in the UK.*

*Source <https://businesshampshire.co.uk/>



WINCHESTER TRADE PARK | EASTON LANE WINCHESTER | SO23 5FA



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*Map for illustrative purposes only.

DRIVE TIMES

M3 JUNCTION 9	0.4 Miles	3 mins
A34	0.4 Miles	3 mins
WINCHESTER	1.2 Miles	10 mins
SOUTHAMPTON	15 Miles	27 mins
LONDON	71 Miles	1hr 50 mins

UNBEATABLE CONNECTION

WINCHESTER TRADE PARK | EASTON LANE WINCHESTER | SO23 5FA

The units have direct visibility from the busy artery road into Winchester City Centre.

Both the M3 and the A34 are within 0.4 miles providing easy onward travel to London, the Midlands and the North. This prime location provides maximum exposure and accessibility, making it an ideal choice for businesses seeking a prominent presence in thriving commercial hub.



MORE INFO

VAT: All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS: Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES: For business rating information please visit the Valuation Office Agency website www.voa.go.uk

TERMS: New effective FRI lease on terms to be agreed

PLANNING: These units have B1(c), B2, B8 and A1 (limited to a defined range of goods) Use Class.

EPC: To be reassessed post refurbishment.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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Hampton**

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