



## FORMER TJ WASTE SITE, WINCHESTER, SO23 9SQ

OPEN STORAGE TO LET

0.60 ACRES (0.24 HECTARES)



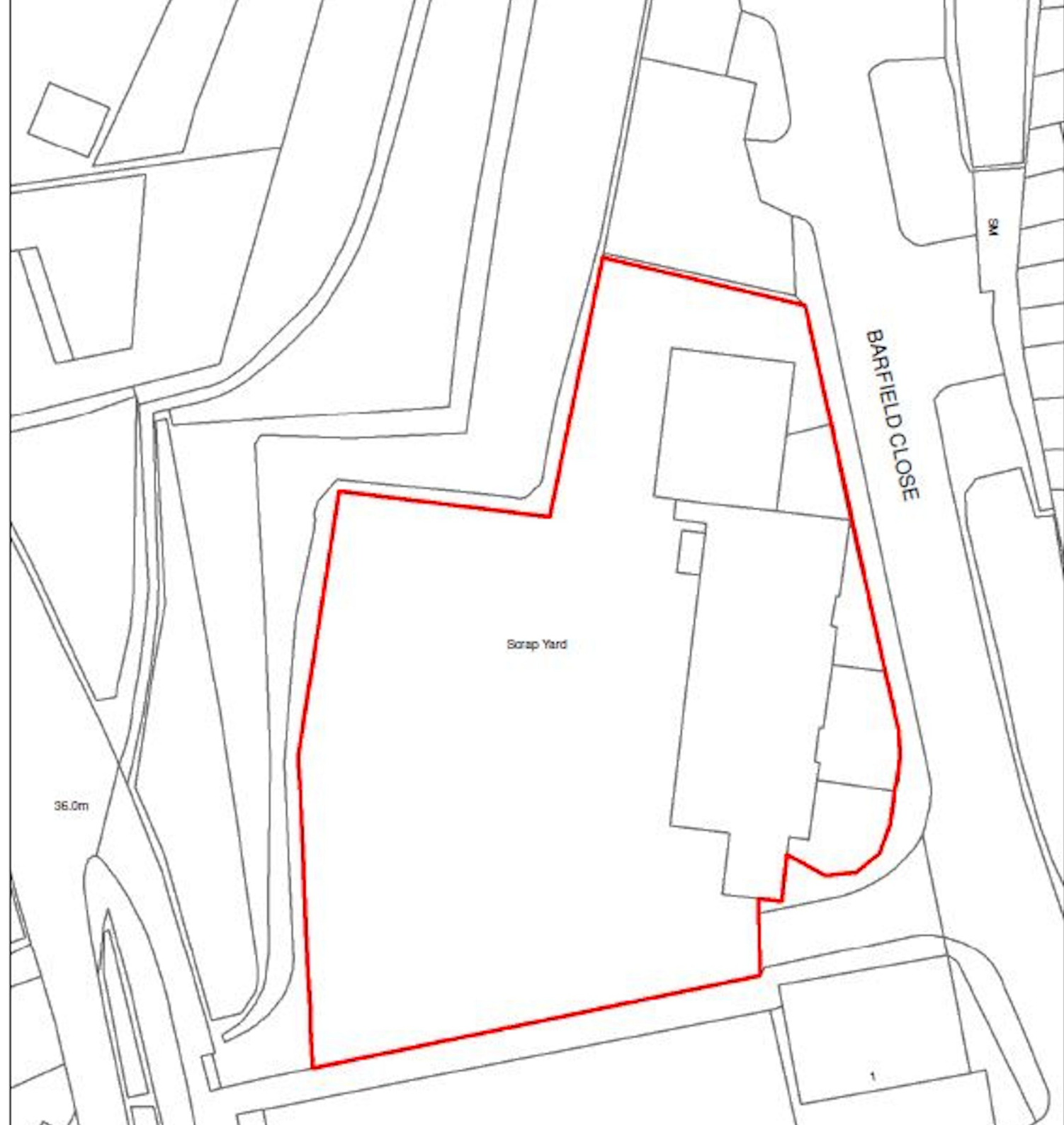
**Vail  
Williams**

# Summary

## OPEN STORAGE LAND WITH BUILDINGS - TO LET

Available Size	0.60 Acres
Rent	£80,000 per annum
Rateable Value	£53,500
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

- Site covers approx 0.60 acres
- Includes 2 semi-detached buildings
- Part of the site is an open car park
- J10 of the M3 lies approx 0.5 miles South East of the site

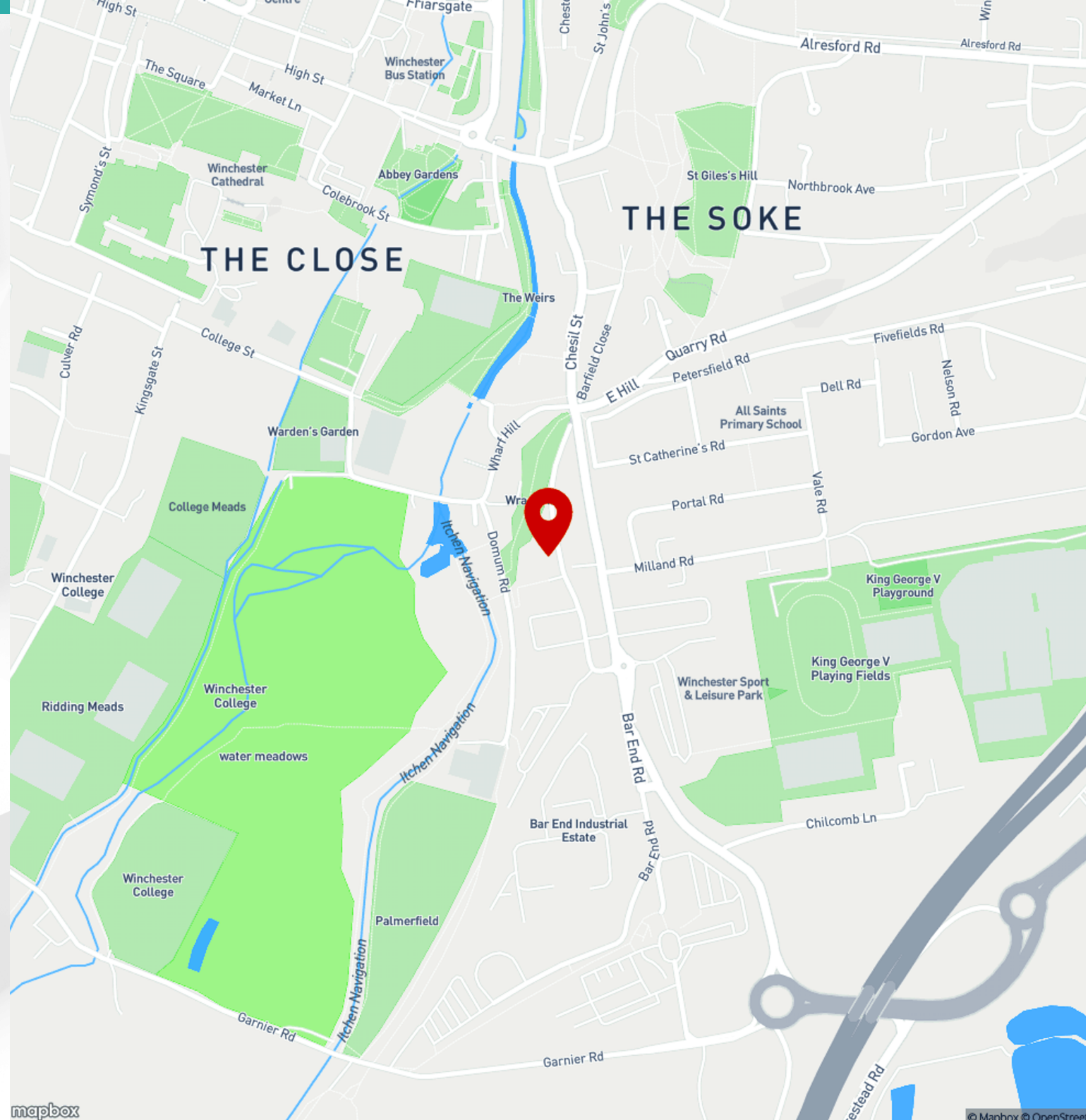


# Location



Former TJ Waste Site, Barfield Close, Winchester, SO23 9SQ

The site is located on Barfield Close which leads to Bar End Road, in turn linking J10 of the M3 and to the city centre.





# Further Details

## Description

The total site covers approx 0.60 acres with a mainly concrete yard surface. Part of the site is an open car park. The majority of the yard area benefits from a palisade fence which splits the site in two, with both sites having access to the main road.

The properties comprise two semi-detached buildings of various ages. The brick warehouse has a two storey office element to the side elevation.

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Unit - Modern	1,512	140.47	Available
Unit - Brick element	3,233	300.36	Available
Unit - Brick - two storey	490	45.52	Available
<b>Total</b>	<b>5,235</b>	<b>486.35</b>	

## Viewings

Strictly by appointment through the sole agent.

## Terms

A new lease to be negotiated direct with the landlord.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



## Enquiries & Viewings



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