

# WYKEHAM TRADE PARK

UNIT 4 WYKEHAM TRADE PARK ▲ EASTON LANE ▲ WINCHESTER ▲ SO23 7RX ▲ ///ADMITS.CLASED.SCREAM



To Be Refurbished

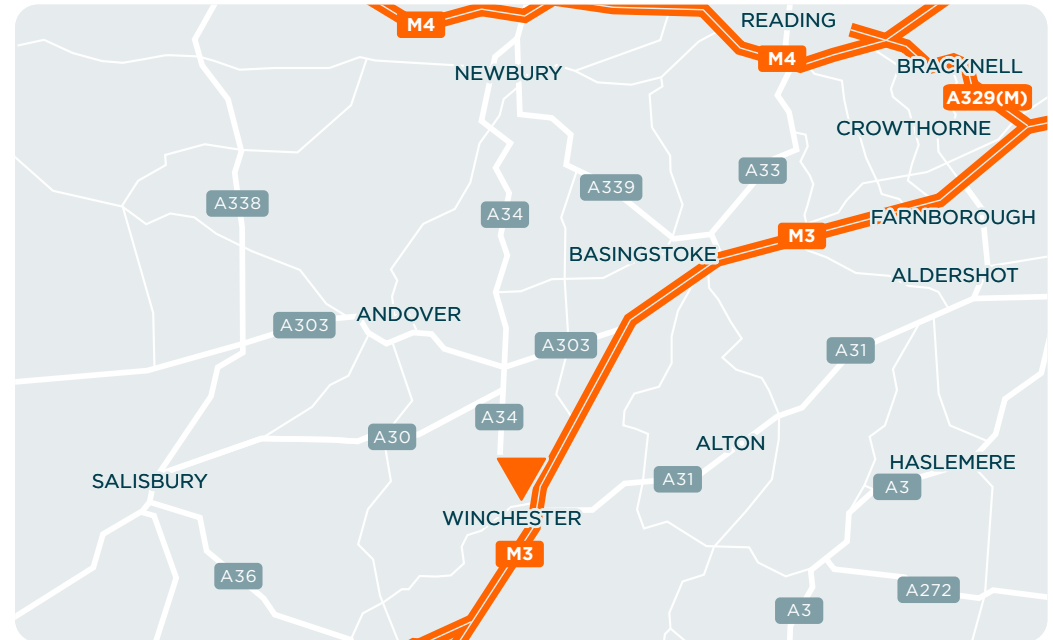
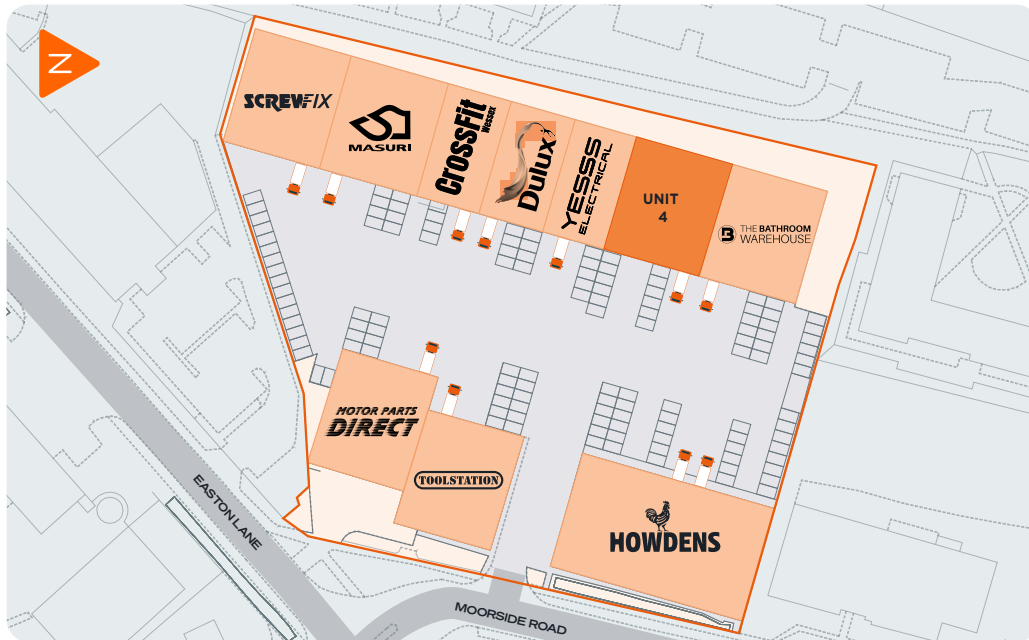


TRADE COUNTER / SHOWROOM UNIT  
6,750 SQ FT - TO LET

- ▶ Established Trade Location
- ▶ 3 Phase Electricity
- ▶ 5.8m Eaves Height - 8.5m Apex
- ▶ Electric Loading Door

# WYKEHAM TRADE PARK

UNIT 4 WYKEHAM TRADE PARK ▲ EASTON LANE ▲ WINCHESTER ▲ SO23 7RX ▲ ///ADMITS.CLASSED.SCREAM



Wykeham Trade Park is just off Easton Lane opposite Winchester Trade Park and Moorside Road Retail Park which are all situated close to M3 (Junction 9) and the A34.

Unit 4 comprises a modern mid-terrace trade unit of steel portal frame construction, with brick and blockwork elevations and profiled metal cladding, under a profiled metal clad roof, with refurbishment due to commence July 2026.

Unit 4	Sq Ft	Sq M
Ground Floor	5,612	521.4
First Floor	1,138	105.7
<b>Total (GEA)</b>	<b>6,750</b>	<b>627.1</b>



LED Lighting Throughout



First Floor Offices



3 Phase Electricity



Target EPC B



5.8m Eaves Height



Kitchenette & WC's

For further information please contact the sole agents:



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