



TO LET

Retail Warehouse Unit

UNIT 1  
MOORSIDE ROAD  
RETAIL PARK

WINCHESTER,  
SO23 7RX

10,020 SQ FT  
930 SQ M

 HARGREAVES  
PROPERTY INVESTMENT  
& DEVELOPMENT

[www.hargreaves.co.uk](http://www.hargreaves.co.uk)

**UNIT 1, MOORSIDE RD RETAIL PARK**  
**Winchester, SO23 7RX**



**CLOSE TO  
M3 & A34**



**FULLY  
REFURBISHED**



**FREE CUSTOMER  
PARKING**



**WELFARE AND  
WC FACILITY**



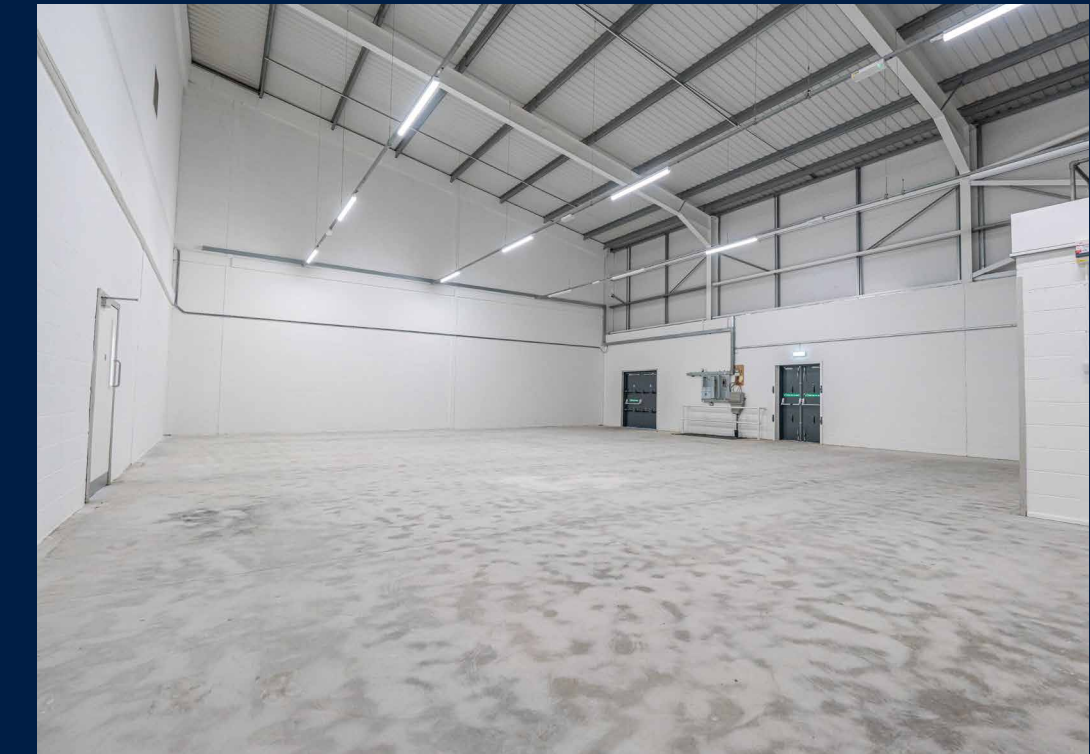
**PROMINENT  
RETAIL  
DESTINATION**

**PROPERTY  
DETAILS**

**SCHEDULE OF ACCOMMODATION**

	<b>SQ FT</b>	<b>SQ M</b>
Warehouse	10,020	930
<b>TOTAL</b>	<b>10,020</b>	<b>930</b>

**Unit 1** consists of a modern, fully refurbished, retail warehouse unit within a three-unit retail park (and drive thru) which was built in 1999. The property has a dedicated service yard / delivery access to the rear and a large glazed shopfront to the front with sliding entrance doors. The property further benefits from a large signage frame which is clearly visible from Easton Lane.



RETAIL WAREHOUSE TO LET | UNIT 1 MOORSIDE RD RETAIL PK

# UNIT 1, MOORSIDE RD RETAIL PARK Winchester, SO23 7RX

## PROPERTY LOCATION

The property sits in the popular retail location of Winnal, Winchester. Adjacent occupiers include Pets at Home, Puregym, Costa, Wickes, Tesco, The Range and Greggs.

Winchester Town Centre is approximately one mile away.

The M3 links to London in approximately 60 mins and provides direct access onto the M27 which connects with Southampton and Portsmouth.

M3 J9:	1 Minute
A34:	3 Minutes
A31:	7 Minutes
M27:	17 Minutes



SAT NAV: SO23 7RX

[what3words///drifter.coach.shepherdess](https://www.what3words.com/drifter.coach.shepherdess)



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**FURTHER INFORMATION**

**RENT:** On application.

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

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

**EPC:** The property has an EPC rating of B.

**USE CLASS:** Class E but limited to the sale of “electrical goods including domestic appliances; goods for home improvements; maintenance, repair or decoration; DIY and builders products; furnishings; floor coverings; garden improvement and maintenance; leisure goods, boats, motorcycles, bicycles and accessories; motor parts and accessories”. Other suitable uses will be considered subject to planning.

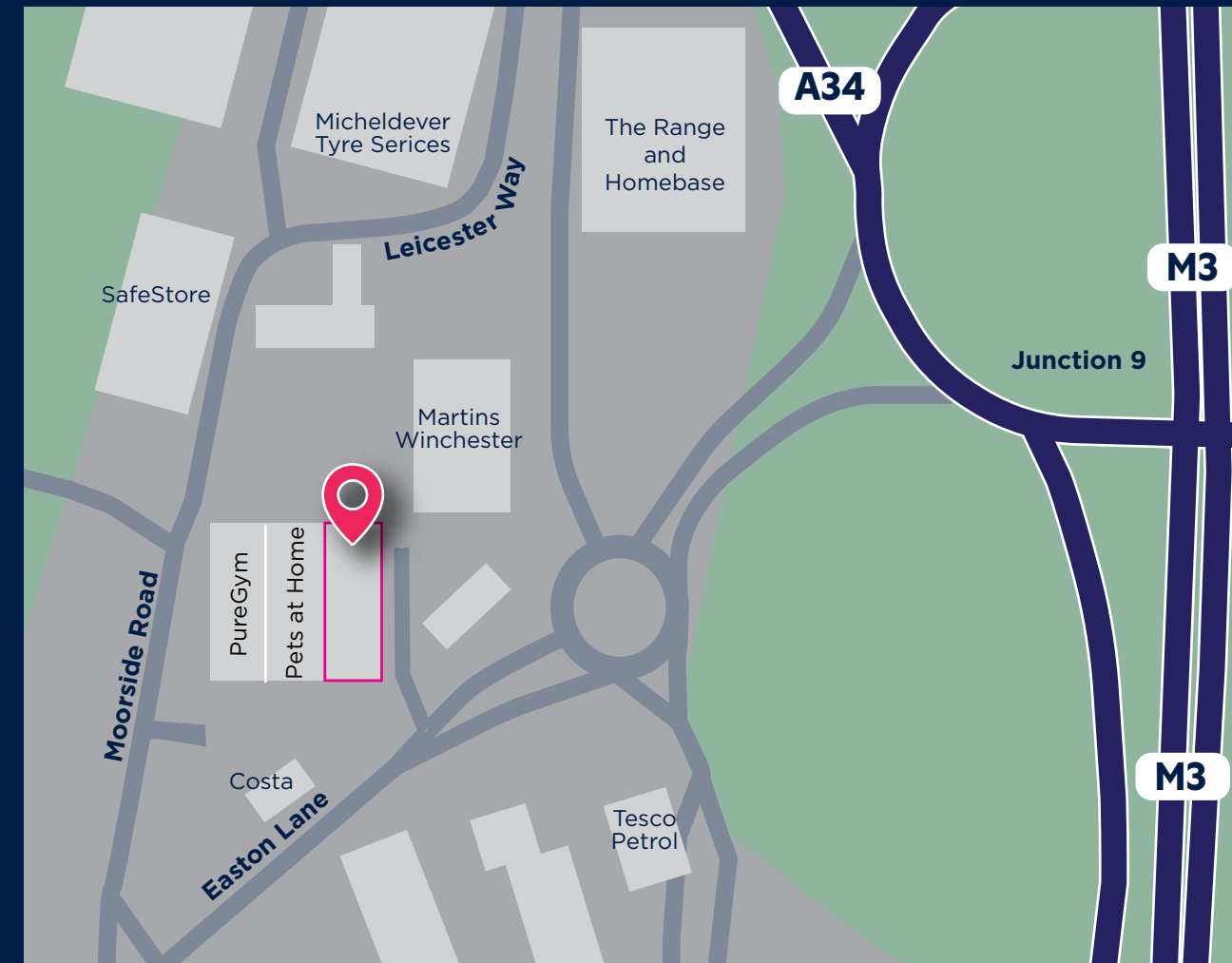
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CONNECTIONS		
	Miles	Time
M3	0.4	3 mins
A34	0.4	3 mins
SOUTHAMPTON	15	27 mins
PORTSMOUTH	30	35 mins
BOURNEMOUTH	40	43 mins
LONDON (M25)	43	50 mins

**OWNED & MANAGED BY:**



**01903 777777**  
[www.hargreaves.co.uk](http://www.hargreaves.co.uk)

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Winchester, SO23 7X



**HARGREAVES**  
PROPERTY INVESTMENT  
& DEVELOPMENT

Rustington House, Worthing  
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BN16 3PS

**01903 777777**

## OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast.

As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

[www.hargreaves.co.uk/about-us](http://www.hargreaves.co.uk/about-us)