



*photo from 2024*

Left Hand Side Of Block A Gentian House, Moorside Road, Winchester S023 7RX

**TO LET**

DETACHED INDUSTRIAL UNIT /  
WAREHOUSE

**2,305 Sq Ft  
(214 Sq M)**

# Left Hand Side Of Block A Gentian House, Moorside Road, Winchester S023 7RX

## DESCRIPTION

The property comprises a detached steel portal frame building of profile composite cladding, beneath a pitched roof. Benefits include an internal eaves height of 7.25m, DDA WC, shower facility, tea point, and reception area. Externally the property benefits from 5 allocated parking spaces including 2 EV charging points (one 7.6kW and one 22kW), and PV roof panels. Power generation on request. E(g), B2 & B8 planning uses.

- ✓ 5 allocated parking spaces including 2 EV chargers
- ✓ Electric roller shutter door 3.4m (w) x 4.5m (h)
- ✓ Minimum eaves height 7.25m
- ✓ PV roof panels
- ✓ Shower facility

## LOCATION

This new build industrial unit is located on Moorside Road, off Easton Lane, Winchester's primary location for industrial/warehouse operators with well established local and national occupiers. Moorside Road is exceptionally well placed to access the extensive local road network with the city centre and J9 of the M3 both approximately 1 mile away.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Left Hand Side, Block A	2,305	214
<b>Total</b>	<b>2,305</b>	<b>214</b>

## 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 the transaction.

## BUSINESS RATES

Rateable value of £32,500 from the 1st April 2026.

## TERMS

A new lease is available for a term to be agreed at a rent of £40,000 per annum exclusive.

## EPC

The Energy Performance Asset Rating is A+.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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