



Unit 2 Sun Valley Business Park, Winnall Close, Winchester SO23 0LB

**TO LET**

Modern Mid-Terraced Industrial Unit

**3,008 Sq Ft  
(279 Sq M)**

# Unit 2 Sun Valley Business Park, Winnall Close, Winchester S023 0LB

## DESCRIPTION

Unit 2 Sun Valley Business Park forms part of three terraces of industrial / warehouse units constructed in the early 1980s and late 1990s.

The subject unit is mid-terraced and is approximately 3,008 sq. ft in size. The unit is of blockwork and profile clad construction beneath a pitched clad roof, with inset lighting panels. Internally the premises currently provides a warehouse, large enclosed workshop, 2 additional storage rooms and WC facilities, first floor offices with kitchenette.

- ✓ Roller Shutter Door 3.35 (W) x 4.5m (H)
- ✓ 5 Allocated Parking Spaces/Forecourt Loading
- ✓ Gas Central Heating
- ✓ 3 Phase Electricity
- ✓ 6.21m Eaves Height
- ✓ Kitchenette Facilities



## LOCATION

The Sun Valley Business Park is located on Winnall Close which can be accessed from the Winnall Manor Road via Easton Lane. The Business Park has good road access and is located approximately 0.3 miles from J9 of the M3 and A34. Winnall is a well-established industrial location. Winchester City Centre is located approx. 1.2 miles to the south.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	2,071	192
First Floor Mezzanine	937	87
<b>Total</b>	<b>3,008</b>	<b>279</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 any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed at an annual rent of £36,000.

## EPC

The Energy Performance Asset Rating is C (69).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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