

AVAILABLE Q2 2026 DUE TO RELOCATION



## Unit 1 Abbas Business Centre

Main Road, Itchen Abbas, SO21 1BQ

### Workshop / Business Unit

**4,858 sq ft**  
(451.32 sq m)

- Range of workshop / showroom & storage space
- Useful mezzanine stores & offices
- Concertina loading door 5.8m (w) x 4.1m (h)
- Maximum 6m to ridge
- Security & fire alarm systems
- Private parking to front & rear of the property

# Unit 1 Abbas Business Centre, Main Road, Itchen Abbas, SO21 1BQ

## Summary

<b>Available Size</b>	4,858 sq ft
<b>Rent</b>	£35,000 per annum
<b>Price</b>	£500,000
<b>Rateable Value</b>	£22,500
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a mid-terrace business / industrial unit of steel frame construction with lower brick / block and upper clad elevations under a pitched roof incorporating translucent light panels. The property provides a range of ground floor workshop / showroom and storage space with ancillary male and female WCs plus tea point. First floor mezzanines provide additional office and storage accommodation. Amenities within Unit 1 include suspended ceilings incorporating fluorescent strip lighting, gas blower heater (unused), concertina loading door 5.8m (w) x 4.1m (h), a maximum 6m to ridge plus security and fire alarm systems. The unit presently has a single-phase power supply. There is septic tank drainage, plus mains water, gas and electricity. Externally, there is private parking to the front and rear of the premises.

## Location

Unit 1 forms part of the Abbas Business Centre, which is located on the B3047 directly behind Itchen Abbas Village Hall. The site is well connected with Winchester City Centre approximately 4 miles to the west and the market town of Alresford approximately 3.5 miles to the east. The Business Centre benefits from strong transport links offering easy access to junction 9 of the M3 motorway, circa 4.6 miles to the west and the A31 circa 2.7 miles to the east. There is a regular bus service running from Winchester city centre to Alresford via Itchen Abbas with the bus stop near the entrance to the development. Neighbouring occupiers include Omnimed, Millgrove Construction, HILS and The Great Shutter Company.

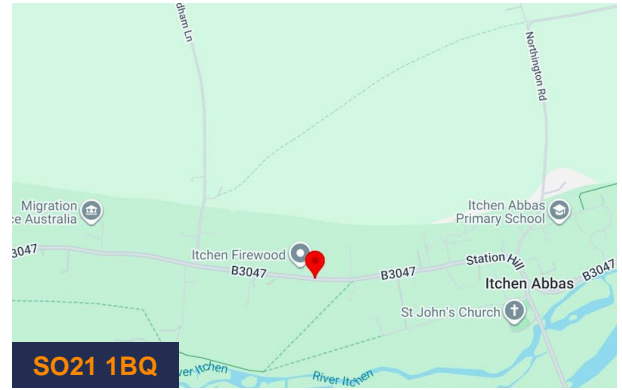
## Accommodation

The accommodation comprises the following areas:

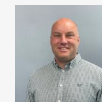
Name	sq ft	sq m	Availability
Ground - Workshop, Showroom & Ancillaries	2,844	264.22	Available
1st - Mezzanine stores & offices	2,014	187.11	Available

## Viewings

Strictly by appointment through the sole agent.

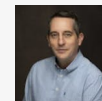


## Viewing & Further Information



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