



HELLIER
LANGSTON

Commercial Property Consultants

TO LET

Unit 12 Sun Valley Business Park, Winnall Close, Winchester SO23 0LB

End of Terrace Warehouse / Light Industrial Unit



KEY FEATURES

514.80 sqm (5,541 sq ft)

6.36 m eaves

7.37m ridge

1st Floor Air-Conditioning

9 Car Parking Spaces

LED warehouse lights

2 x 6.59m(W) x 4.48m (H) electric
up and over loading door

Ground WCs

Kitchen

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Southampton SO14 3XB

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Description

Unit 12 Sun Valley Business Park forms part of three terraces of industrial/warehouse units constructed in the late 1990s.

Unit 12 has part brick part full height glazed curtain wall under insulated profile metal sheet roof. Internally there is a reception area, ground floor male and disabled wc and an area under the first floor which could be used for offices, workshop, store or lab space. At 1st floor is large open plan office which runs from the front to rear elevation of the unit. The warehouse area is open plan and access is via an electric up and over door.

- Eaves 6.36m
- Ridge 7.37m
- 2 x Electric up and over door 6.59m(W) x 4.48m(H)
- 9 car parking spaces
- 10% day light panels
- LED warehouse lighting
- 3 phase 100amp power supply
- Gas supply
- Ground floor WC facilities including disabled toilet
- 1st Floor offices
- Suspended ceiling
- LED lighting
- Gas central heating
- Air conditioning

Accommodation

The property has been measured on a GIA basis

Unit 12	Sq M	Sq Ft
Warehouse	285.63	3,074
Ground floor ancillary area	111.87	1,205
1 st floor offices	117.30	1,262
Gross Internal Area	514.80	5,541

Terms

The unit is available on a new Full Repairing and Insuring lease for a term to be agreed.

Rent

£72,000 per annum excluding VAT

Rateable Value

Workshop and premises £61,500

Source: www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

D-80

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

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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 is located approximately 1/4 mile from Junction 9 of the M3 and A34 or 1/2 mile from Winchester City Centre.

Occupiers in the surrounding industrial estates and retail parks include Halfords, Currys, Homebase, Tesco, Topps Tiles, Screwfix, Toolstation, Howdens and Royal Mail.



Viewing

Strictly by appointment with joint sole agents

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