



Winnall Down Farm

ALRESFORD ROAD, WINCHESTER, SO21 1FP



**FOR SALE – OF INTEREST TO OWNER OCCUPIERS, INVESTORS AND DEVELOPERS
FREEHOLD – CIRCA 10.971 ACRES (4.439 HA) WITH 78,623 SQ FT ACCOMMODATION
1.5 MILES EAST OF WINCHESTER CITY CENTRE WITH EXCELLENT CONNECTIVITY**



We are instructed to seek offers with a Guide Price of £7,000,000 (Seven Million Pounds), subject to contract and exclusive of VAT.



SUMMARY

- An opportunity to acquire an occupied industrial site on the outskirts of Winchester, Hampshire's administrative and ceremonial centre.
- **Freehold**
- The property is located off B3404 Alresford Road, 1.5 miles to the East of Winchester City Centre. The property is within the South Downs National Park.
- There are 5 buildings on the site comprising **total accommodation of 78,623 sq ft**.
- The developed **site extends to 2.988 acres**, reflecting a site coverage of approximately 58%. The wider agricultural site extends to 10.971 acres.
- **Let to Offsite Archive Storage & Integrated Services (UK) Limited on 2 separate leases.** The lease dated 08/01/2003 has a passing rent of £385,191.75 pax and expires on 07/01/2033. The lease dated 02/01/2013 has a passing rent of £121,573.17. A valid break notice has been served by the tenant to end this lease on 07/01/2028. See page 5 for more information.
- Both leases are on full repairing & insuring basis, subject to schedules of condition.
- Both leases are subject to RPI rent reviews in January 2027 and the lease dated 08/01/2003 has a further RPI rent review in January 2030.
- The **EPC rating** is **B** on the buildings which are not exempt.
- Additional land with cottages are available and may be purchased by separate agreement.
- Both cottages are let on AST Agreements. They can be sold subject to the ASTs. If vacant possession is required, the Tenants will require 4 months' notice under the new Renters Rights Act.
- Of interest to Owner Occupiers, Investors and Developers.
- Excellent connectivity to other towns and cities and wider road network.

DESCRIPTION

Winnall Down Farm extends to approximately 10.971 acres lying 1.5 miles to the East of Winchester City Centre. Access is via a private road off B3404 Alresford Road to the south of the site. The site includes a range of buildings the sizes of which are below. Additional land with cottages are available and may be purchased by separate agreement. Both cottages are let on AST Agreements. They can be sold subject to the ASTs. If vacant possession is required, the Tenants will require 4 months’ notice under the new Renters Rights Act.

BUILDING 20	Sq Ft	Sq M	
Main Warehouse	19,909	1,849.61	End bay with 3.4m haunch, 4.2m eaves and 5.5m ridge heights.
Mezzanine Storage	1,633	151.71	
TOTAL	21,542	2,001.32	

BUILDING 11 & 14	Sq Ft	Sq M	
Main Warehouse	18,057	1,677.55	Warehouse and offices with suspended ceiling, air conditioning and central heating,. 5m haunch, 5.2m eaves and 6.7m ridge heights. Asbestos sheet roof. Steel portal frame.
Mezzanine Office	2,197	204.11	
Mezzanine Storage	2,048	190.27	
TOTAL	22,302	2,071.93	

BUILDING 16	Sq Ft	Sq M	
Main Warehouse	16,223	1,507.17	Steel portal frame, profile clad, LED lighting, 3 electric loading doors, PV roof, profile roof. 5.2m haunch, 6m eaves and 7.5m ridge heights.
TOTAL	16,223	1,507.17	

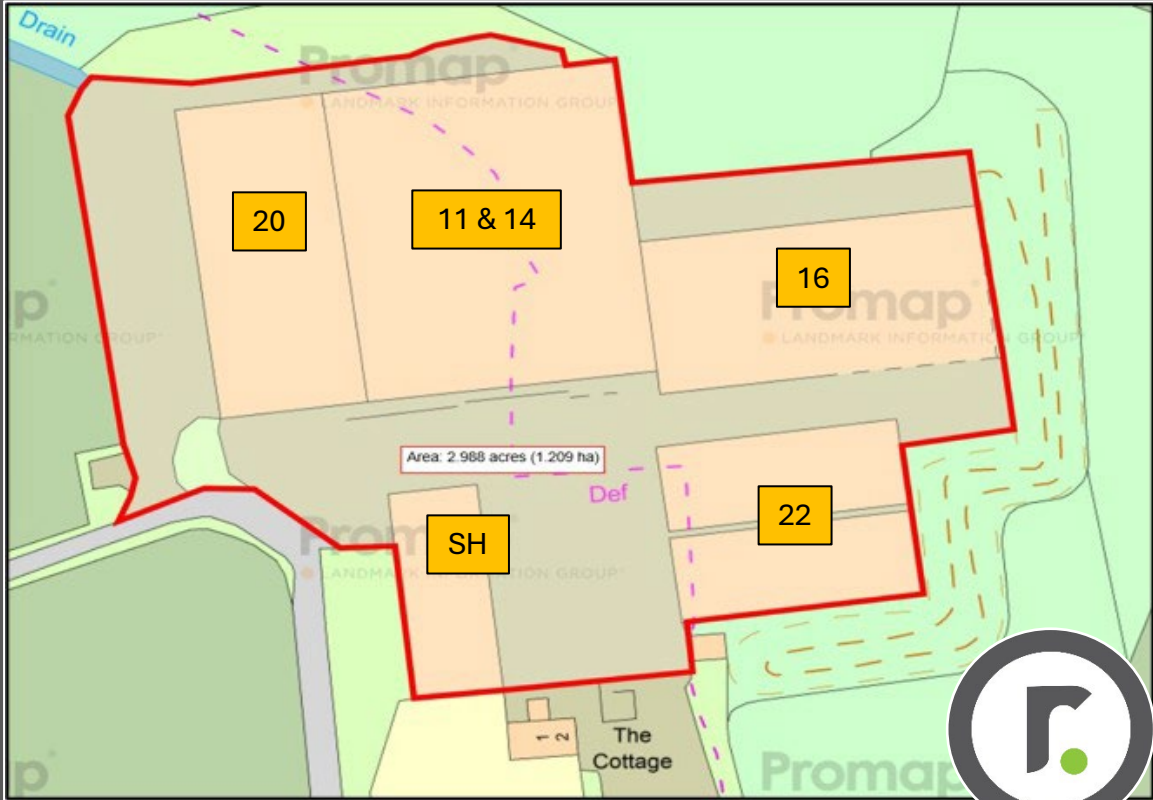
BUILDING 22	Sq Ft	Sq M	
Main Warehouse	13,089	1,216.00	Steel portal frame, profile clad, LED lighting, 3 electric loading doors, PV roof, profile roof. 5.27m haunch, 6.1m eaves and 7.8m ridge heights.
TOTAL	13,089	1,216.00	

BUILDING SH	Sq Ft	Sq M	
Main Warehouse	5,467	507.90	Steel portal frame, profile clad, LED lighting, 3 electric loading doors. 4.5m haunch, 3.1m eaves and 6.2m ridge heights.
TOTAL	5,467	507.90	

ACCOMMODATION AGGREGATE TOTALS	Sq Ft	Sq M
Warehouse	72,745	6,758.23
Office	4,245	394.37
Mezzanine Storage	1,633	151.71
TOTAL	78,623	7,304.31

SITE

The commercial developed site extends to circa 2.988 acres (1.209 ha). This reflects a site cover of 58%. The wider site is 10.971 acres (4.439 ha).





Building 20



Building 11 & 14



Building 16



Building 22



Building SH



Yard Between Buildings 22 and SH



TENANCY

The property is occupied by Oasis Group and is held on 2 leases to Offsite Archive Storage and Integrated Services (UK) Ltd. The lease dated 08/01/2003 has a passing rent of £385,191.75 pax and expires on 07/01/2033. There is an RPi rent review in 01/2027 and in 01/2030. The lease dated 02/01/2013 has a passing rent of £121,573.17. A valid break notice has been served by the tenant to end this lease on 07/01/2028. There is an RPi rent review in 01/2027. The total rent passing is £506,764.92. Both leases are on full repairing & insuring basis, subject to schedules of condition.

TENURE

Freehold.
The property is held under Land Registry title number: HP570318. The title extends to 10.971 acres (4.44ha) including the agricultural undeveloped land.

COVENANT

Offsite Archive Storage & Integrated Services (UK) Limited (Company Registration 06472486) is a Wholesale Distribution company specialising in records storage and management including shredding, archive and back scanning and digital services. The company has been incorporated for 18.5 years. The business has a Delphi Credit Risk Score of 91/100, reflecting a very low risk company with a very low risk of failure.

Please see latest account information in the table below.

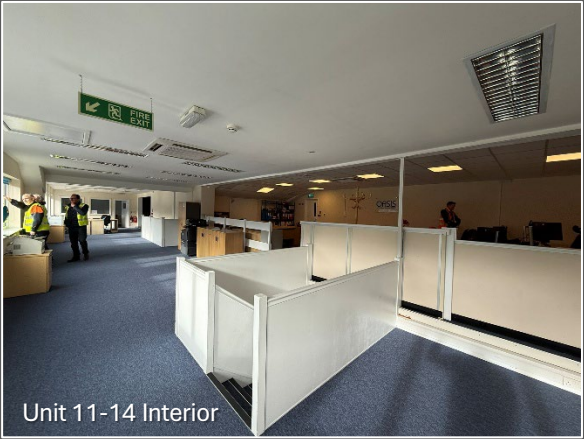
	31/10/2024	31/10/2023	31/10/2022
TURNOVER	£36,563,350	£36,192,077	£30,683,208
PROFIT AFTER TAX	£276,470	£2,139,727	£1,122,412



For further information in relation to the Oasis Group and their business, their website can be viewed here:
<https://www.oasisgroup.com/>



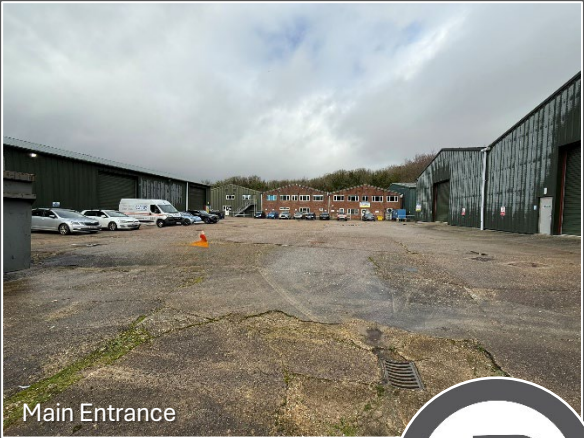
Unit 22 Interior



Unit 11-14 Interior

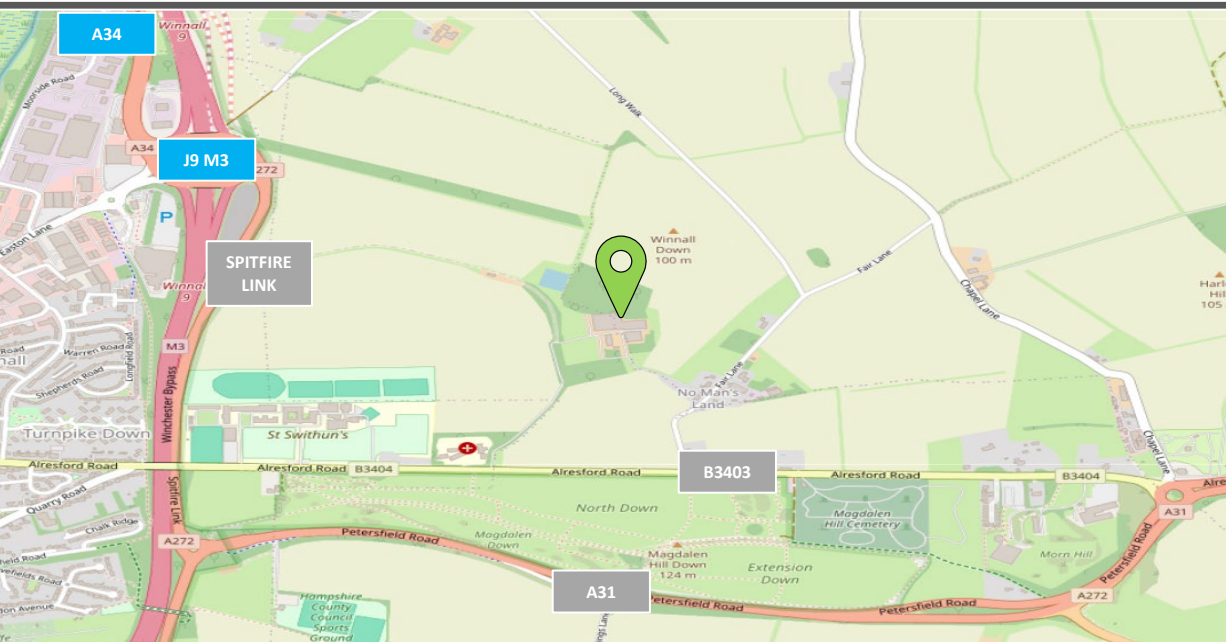
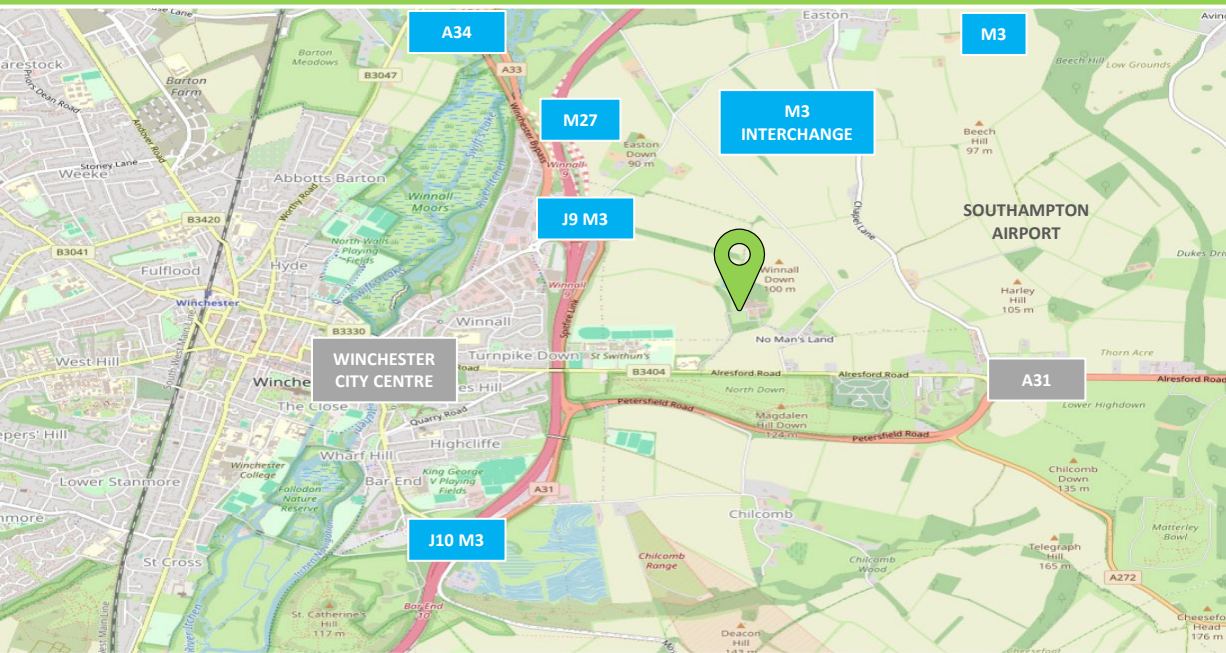


Approach Road



Main Entrance





LOCATION

Winchester is a historic cathedral city and serves as the administrative and ceremonial centre of Hampshire. Located roughly centrally within the county, it is easily accessible from other towns and cities in the county. The M3 Motorway provides excellent connectivity to the M25, A34 for Midlands and the North, M4 for Bristol and Wales, and M27 onward to A31/A35 and A27 for the West Country and South-Eastern Coast.

Winchester mainline railway station provides frequent train services connecting the city to local areas and direct to London Waterloo (56 mins).

SITUATION

The property is located off B3404 Alresford Road, 1.5 miles to the East of Winchester City Centre with close proximity to both J10 M3 and J9 M3/A34. The A31 Petersfield Road links to J10 M3 to the South. There is also access via J9 M3/A34, via B3404 Alresford Road and Easton Lane. This junction is currently undergoing major upgrade works.

 ROAD	Miles
M3 J10	2.9
M3 J9	1.7
A34	2.5
A303	10.1
M27	10.5
M25	43.5
M4	30.9

 RAIL	Miles
LONDON WATERLOO	56 mins
SOUTHAMPTON CENTRAL	15 mins
SOUTHAMPTON AIRPORT	7 mins
BOURNEMOUTH	45 mins
PORTSMOUTH	46 mins

 AIR	Miles
SOUTHAMPTON AIRPORT	11.9
BOURNEMOUTH AIRPORT	38.3
LONDON HEATHROW	52.4
LONDON GATWICK	68.9

 PORT	Miles
PORT OF SOUTHAMPTON	18.1
PORTSMOUTH INT'L PORT	31.9
BRISTOL PORT	96.8
LONDON GATEWAY	100





TERMS

We are instructed to seek offers with a Guide Price of £7,000,000 (Seven Million Pounds) at £90.00 per sq ft), subject to contract and exclusive of VAT. Additional land with cottages are available and may be purchased by separate agreement.

EPC

The EPC rating is B on the buildings (11, 14, 16 and 20) which are not exempt.

BUSINESS RATES

The current Rateable Value for the property is £472,500 (from 1 April 2026).

VAT

The property is elected for VAT.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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