Industrial Warehouse, Offices and Workshops

West Hill Road North, South Wonston, Winchester, Hampshire, SO21 3HN



FOR SALE

Manufacturing and Distribution Industrial Warehouses and Offices on a secure site

Semi Rural Location 15 minutes from M3

8,480 ft² 787.65(m²)

Site of 0.8 Acres

Description

The site is a manufacturing, storage and distribution warehouse with ancillary, workshop and office space on a semi rural secure site. There are staff kitchens and WC's in both the offices and warehouse . The offices provide modern, well designed space including mostly open plan space with an additional meeting/ board room. There is air conditioning and a raised access floor. The original warehouse/ workshop has 3.8m eaves and is an original farm building, it has been adapted to provide useable workshop space. It interconnects with a modern warehouse which has eaves of 4.76m. There is a roller shutter loading door of 2.5m wide by 3m high. The property has double glazing and LED lighting. There is 3 phase power and oil powered central heating. The property has a septic tank.

Specification

- Semi rural industrial building
- 0.8 acre site
- Offices with reception and meeting room
- Open plan space
- Suspended ceilings and LED lighting
- 4.76m internal eaves height
- Roller shutter loading door
- 20 car parking spaces plus more space to add more parking
- EPC Rating Grade A for Offices and Warehouses (TBC)



Floor Area	Sq Ft	Sq M
Office	1,778	165.22
Modern Warehouse	2,255	209.47
Original Workshop with Ancillary Offices	4,446	413.08
TOTAL (GIA)	**8,480**	**787.77**





Warehouse Office and Kitchen





Warehouse Office and Entrance Reception





Warehouse Elevation and Internal Storage/ Manufacturing Area





Office and Entrance Reception



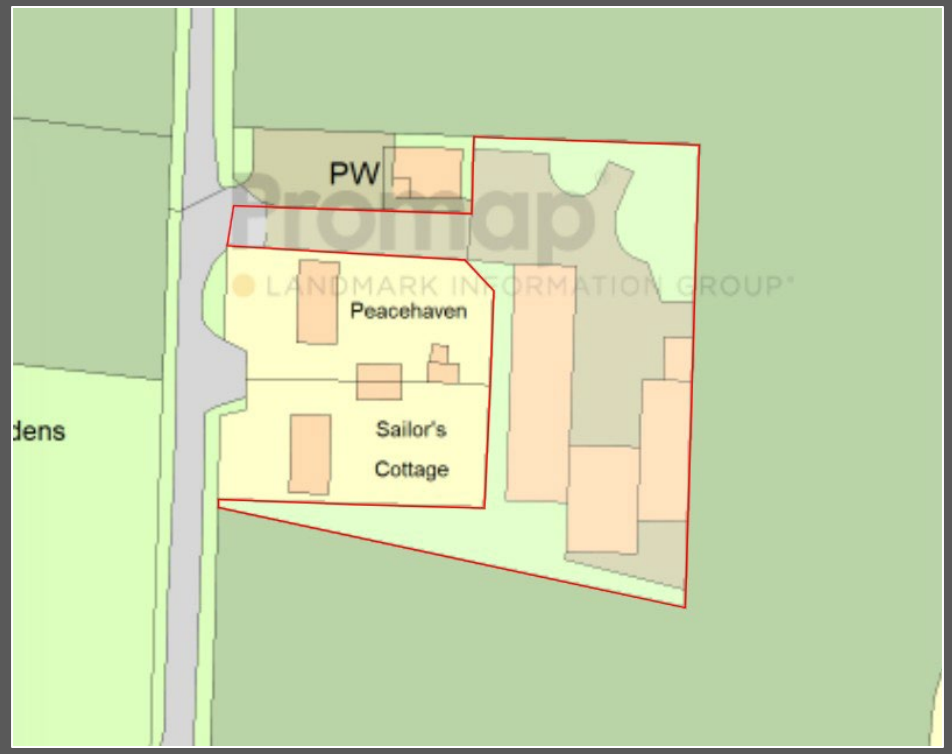


Office and Office Reception





Parking and Loading Areas





Site and Aerial Plan

Location

The property is located on West Hill Road North, in the village of South Wonston. Access is via a private driveway which can be secured by gate. The property is not in the national park. The property is approximately 3 miles from the A34 at Kings Worthy and approximately 5.3 miles from M3 Junction 9.

What 3 Words ///treatable.banks.ditched

Terms

The freehold is available for offers in excess of £1,500,000.

Business Rates

The Rateable Value is £39,000 from April 2026. https://www.tax.service.gov.uk/business-rates-find/search.

Destinations	Miles
Winchester City Centre	7.2
M3 J9	5.3
A34 to London, The Midlands and The South	3.0
Southampton International Airport	16.9
Southampton International Port	20.0



West Hill Road North, South Wonston, Winchester Hampshire **SAT NAV: SO21 3HN**

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

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