

To Let

- Self-contained 0.636 acre secure site
- Mix of workshop, storage and offices
- Substantial fully surfaced yard, approx. 20,138 sq ft
- Property due to be refurbished
- 3-phase power



Industrial Unit and Yard on 0.636 Acre Site - To Be Refurbished

4,067 sq ft (377.82 sq m)

F T S House, Moorside Road, Winchester, Hampshire, SO23 7RX

Description

The property comprises a period red-brick workshop/industrial building with ancillary offices, set within a self-contained and secure site of approximately 0.636 acres. The premises are due to be refurbished prior to occupation.

The building is arranged as a number of interconnected workshop and storage areas, together with 3 small office suites. Access is provided via a number of loading doors, with the largest measuring approximately 2.56m wide x 3.10m high. This door feeds the principal workshop which provides a minimum eaves height of approximately 4.24m, with the remaining workshop and storage areas providing clear heights in the region of 3.0m-3.5m.

There is a substantial fully surfaced yard of approximately 20,138 sq ft, providing generous space for parking, loading and external storage. The yard is arranged over lower and upper levels, with the lower area providing access around the building and the upper section providing a further substantial area of surfaced yard.

The workshop benefits from a hard-wearing concrete floor, three-phase power and a mixture of LED and other industrial lighting. The offices are fitted with carpeting, fluorescent lighting and central heating.

There are kitchen facilities and two WCs.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Total	4,067	377.82

Energy Performance Certificate

EPC rating C70. A copy of the EPC is available on request.





Terms

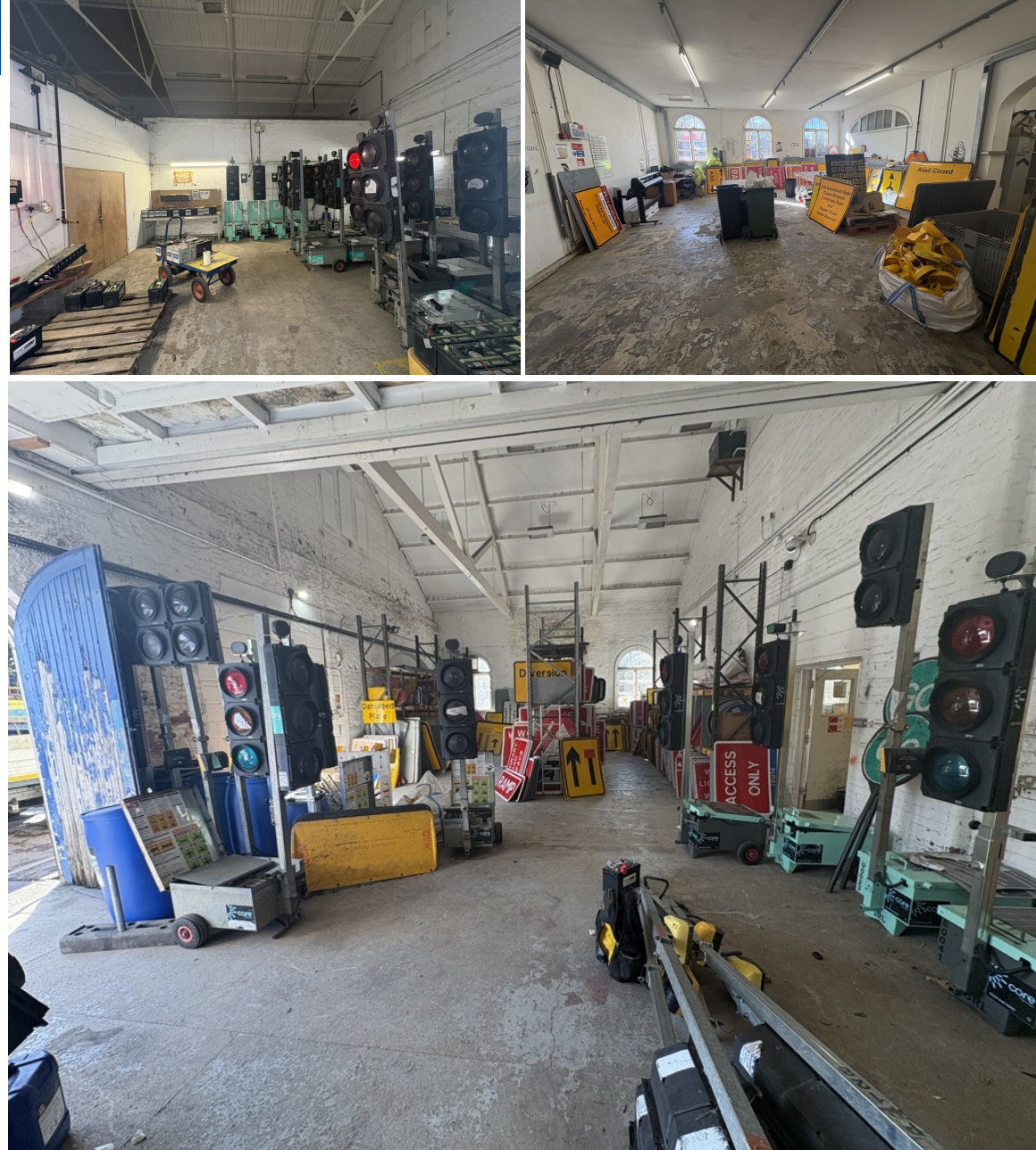
The premises are available on a new full repairing and insuring lease at an initial rent of £67,200 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £48,250. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

The property is situated on Moorside Road within the established Winnall Industrial Estate, Winchester's principal industrial and commercial area.

Moorside Road is accessed from Easton Lane and benefits from excellent road communications, with Junction 9 of the M3 less than 1 mile away. Junction 9 also provides direct access to the A34, giving convenient links north towards Newbury, Oxford and the Midlands, as well as connections to the A272 and A31.

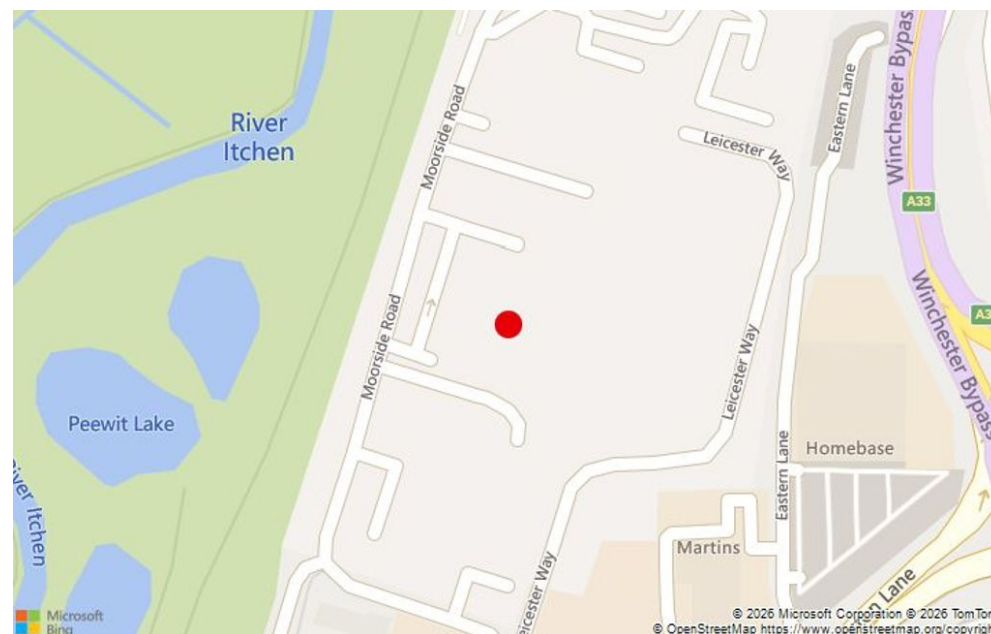
Winchester city centre is also readily accessible via Easton Lane, while the surrounding Winnall area accommodates a mix of established industrial, trade counter and business occupiers.

For all enquiries:

James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07976 677482**

Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 18-Sep-2026

