



moorsideplace



MOORSIDE ROAD | WINNALL INDUSTRIAL ESTATE | WINCHESTER | SO23 7RX

- **8 HIGH QUALITY BUSINESS UNITS** from 2,481 sq ft (230m²) to 5,430 sq ft (504m²)
- **50% FULLY FITTED OFFICE SPACE**
- **FOR SALE/TO LET**

www.moorsideplace.co.uk

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location

The Winnall Industrial Estate lies to the north east of Winchester City Centre and is accessed off Easton Lane which connects with Junction 9 of the M3 motorway within half a mile. Moorside Road is the estate's spine road and Moorside Place lies at the northern end and backs onto the A34 Newbury trunk road.

The city centre is approximately 1½ miles from the property.

for sale/to let





description

Moorside Place comprises a new high quality development of 8 self contained business units in two separate blocks. Each unit is on two floors with a ground floor served by an up and over loading door into a ground floor work area suitable for assembly and light industrial/storage uses. A self contained front entrance door leads to stairs to the first floor which is fitted out as offices.



Each unit has the following:

- Electrically operated roller shutter doors
- Feature roof lights with mechanically operated windows and rain sensor closers
- Intruder alarms
- Door entry system
- Attractive brick and profile clad front elevations
- Ground floor finished to shell specification with lighting
- Good quality WC's at ground and first floor with shower
- Fitted first floor offices with carpets, suspended ceilings, recessed lighting (category 2), and skirting trunking
- Double glazed windows at front and rear
- Allocated forecourt car parking

accommodation schedule

	sq ft	sq m	Car Spaces	Availability
Unit 1	5,103	474	9	AVAILABLE
Unit 2	4,688	436	9	LET
Unit 3	2,481	230	5	SOLD
Unit 4	5,085	472	9	AVAILABLE
Unit 5	5,430	504	10	LET
Unit 6	4,975	462	9	LET
Unit 7	2,634	245	5	SOLD
Unit 8	5,410	503	10	LET

The following are the Gross Internal Areas as measured in accordance with RICS Code of Measuring Practice: A guide for Surveyors and Valuers 5th Edition.



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terms

If you would like to inspect the units or receive copies of the floor plans, please contact the joint agents. Each unit is available to let or for sale on terms to be agreed.

