



Unit C, St Martins Trade Park

Nickel Close, Easton Lane, Winchester, SO23 7RJ

Prominent trade unit in an established commercial location

1,726 sq ft
(160.35 sq m)

- 4.80m eaves height
- Concertina loading doors
- Three phase power
- On site car parking spaces
- Landscaped surroundings

Summary

Available Size	1,726 sq ft
Rent	£24,164 per annum
Rates Payable	£13,473 per annum
Rateable Value	£27,000
EPC Rating	D (76)

Description

St Martins Trade Park comprises a development of 14 trade units in a prominent and busy commercial location. Units C offers open plan ground floor accommodation served by a concertina loading door measuring 3.93m high by 3.03m wide, 4.80m eaves height, three phase power supply and allocated parking.

Vacant possession available from 13th August 2026.

Location

The property is located to the north-east of Winchester City centre on the main thoroughfare leading to the Winnall Industrial Estate. There is good access via the M3 motorway to Southampton, Southampton Airport and north to Newbury and the A34, Basingstoke and the M25 motorway.

Winchester is an historic, affluent city and administrative centre for Hampshire County Council with a district population of 115,000.

The St Martins Trade Park lies at the Southern end of Easton Lane close to various retail parks, and other industrial occupiers leading to Winnall. Other occupiers on the St Martins Trade Park include Halfords Auto Centres, Johnsons Cleaners and Williams & Co Ltd Trade Plumbing Supplies.

Terms

A new full repairing and insuring lease is available on terms to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

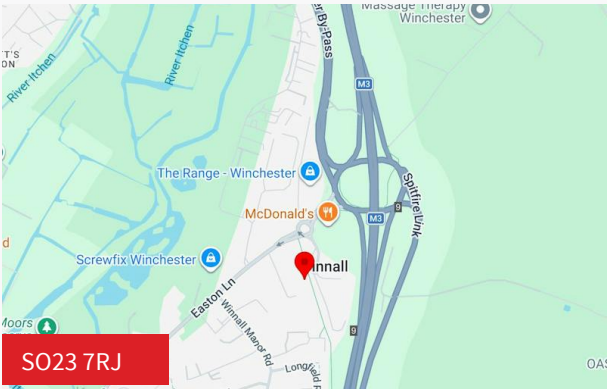
Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Service Charge

There is a service charge to cover the maintenance and repair of the common parts. More information is available from the agent upon request.



Viewing & Further Information

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