



Unit 6

Wessex Business Park, Wessex Way, Winchester, SO21 1WP

Modern self-contained office premises

3,169 sq ft
(294.41 sq m)

- Fully refurbished
- 9 allocated parking spaces
- mid-terrace building with attractive atrium
- Passenger lift
- Shower facilities
- Primarily open plan layout, with meeting room and private offices

Summary

Available Size	3,169 sq ft
Rent	£44,950 per annum
Rates Payable	£21,600 per annum
Rateable Value	£50,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

The property comprises a modern two storey office building featuring an attractive glazed entrance foyer. The ground floor provides predominantly open plan accommodation together with a meeting room, kitchenette, ladies and gents WCs and a disabled WC.

The first floor offers further broadly open plan space, complemented by two partitioned private offices/meeting rooms, a toilet with shower and an additional kitchenette.

The property also benefits from a lift, air conditioning, double glazing, carpeting, LED lighting, and 9 allocated parking spaces.

Location

Wessex Business Park is located on the B3354, at the roundabout at Colden Common, between Fair Oak to the south (approximately 2 1/4 miles) and Winchester to the north, (approximately 5 miles). There is access to the M3 at Junction 11 (St Cross, Winchester) and Junction 12 (Chandlers Ford, North).

Accommodation

The accommodation comprises the following areas:

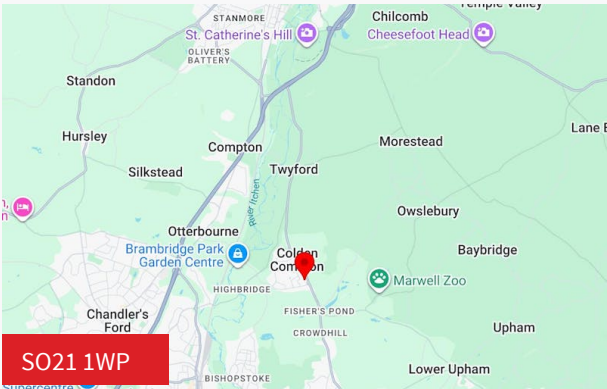
Floors	sq ft	sq m
Ground	1,623	150.78
1st	1,546	143.63
Total	3,169	294.41

Terms

A new FRI 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.



Viewing & Further Information

Tom Clancy
01256 462222 | 07720 091337
tclancy@curchodandco.com

Allan Pickering (Goadsby)
01962 896146 | 01962896146
allan.pickering@goadsby.com

Thomas Siddall (Goadsby)
01962 896506
thomas.siddall@goadsby.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee 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 Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 28/08/2026



