



Unit 29 Hazeley Enterprise Park, Hazeley Road, Winchester SO21 1QA

TO LET

Brand New Light Industrial Unit -
Available Now

**4,908 Sq Ft
(456 Sq M)**

Unit 29 Hazeley Enterprise Park, Hazeley Road, Winchester S021 1QA

DESCRIPTION

Hazeley Enterprise Park offers flexible business space for rent in the heart of Hampshire. Ideal for entrepreneurs and established companies seeking to lease accessible, affordable space within an outstanding environment. Adaptable, modern work spaces with ready access to the M3, rail and air transport. New on site café and events space.

- ✓ 37.5kN/m2 Floor Loading
- ✓ 3 Phase Power Supply
- ✓ WC/Shower & Kitchenette
- ✓ 6m Eaves
- ✓ Grade A Office Fit Out
- ✓ Photovoltaic Panels

LOCATION

Located in the Hampshire countryside at Twyford, between Winchester and Southampton, the existing light industrial and office spaces are fully let. A further 25 units are now under construction, along with an onsite café and events space. The Park offers a modern let managed by a resident landlord committed to building a thriving work community in a unique Hampshire location.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	4,133	384
First Floor	775	72
Total	4,908	456

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

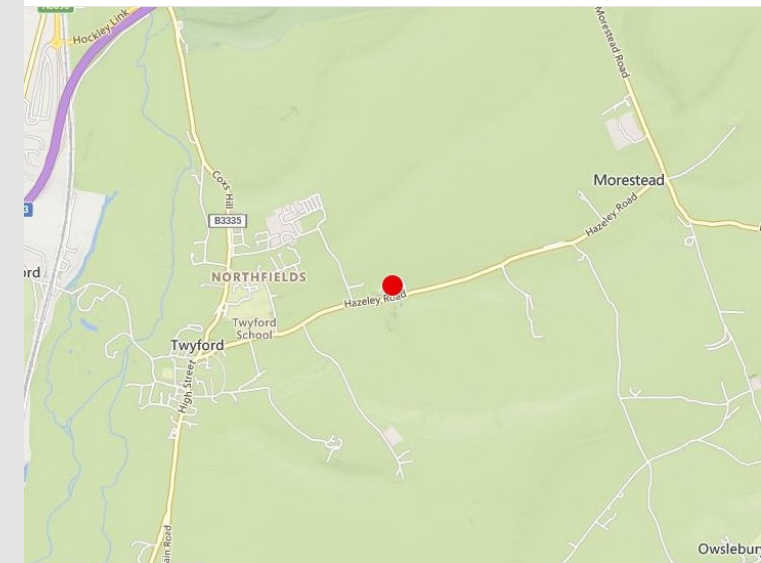
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a leasehold basis on terms to be agreed.

EPC

Targeting EPC A.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 10-Jul-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Luke Mort
07591 384236
lmort@lsh.co.uk

Elise Evans
07703 393120
eevans@lsh.co.uk