



Unit 19 Hazeley Enterprise Park, Hazeley Road, Winchester SO21 1QA

TO LET

Brand New Self Contained Light
Industrial Unit

**17,438 Sq Ft
(1,620 Sq M)**

Unit 19 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.

- ✓ Planning Granted
- ✓ Design & Build Opportunity
- ✓ Available Within 12 Months
- ✓ 37.5kN/m2 Floor Loading
- ✓ 8m Eaves
- ✓ Grade A Office Fit Out

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
Unit 19	17,438	1,620
Total	17,438	1,620

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

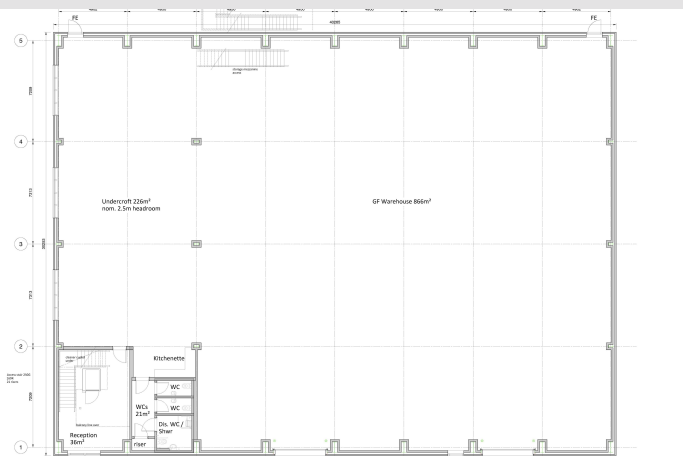
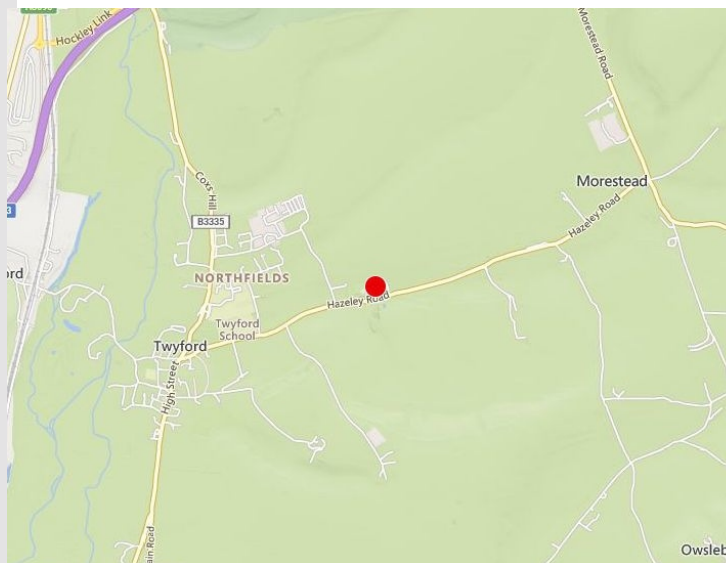
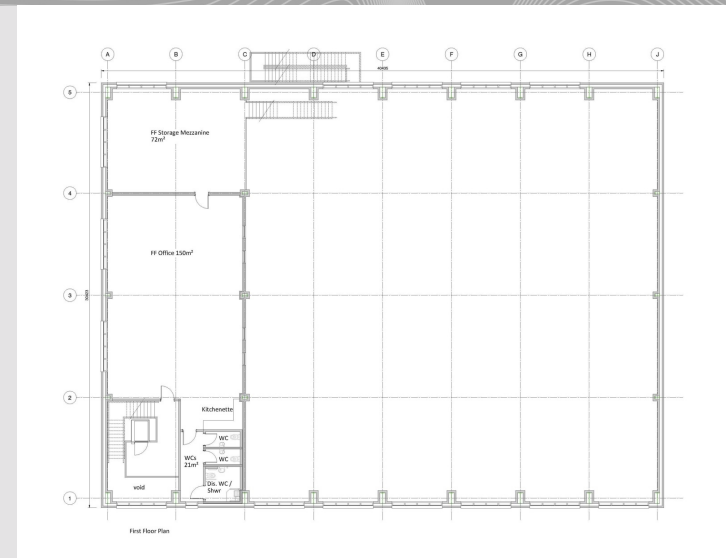
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a leasehold basis on terms to be agreed.

EPC

Targeting EPC A.



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Regulated by RICS 06-Jul-2026

VIEWING & FURTHER INFORMATION

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