

# THE CORN DRYER

## TRADING ESTATE

ALRESFORD ROAD ♦ WINCHESTER ♦ SO21 1HL



Open Storage Site of  
1.78 acres/0.72 hectares  
**TO LET**



A31

M3

3 min  
drive

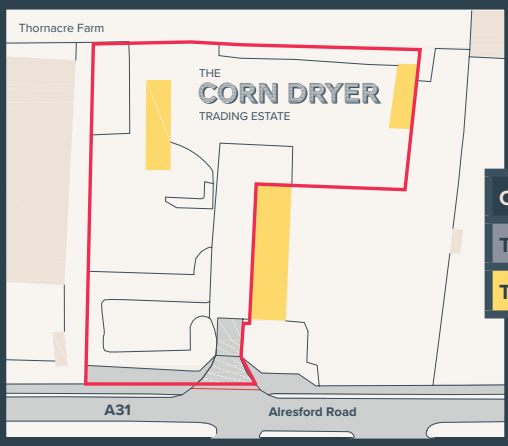
A31

- ♦ Excellent road links with M3/A34 interchange
- ♦ Prominent location on the A31
- ♦ Modern office/storage building 2,947 sq ft



# DESCRIPTION

The site area is approximately 1.78 acres (0.72 hectares) The site is laid with a mixture of concrete hardstanding with the remainder hard core and gravel. On immediately entering the site on the western side is a hard surfaced vehicle parking area. The office and store building is located in the North West corner of the site, comprising a steel frame unit with a metal profile sheet roof, and wooden clad elevations. The clearance to the eaves is 2.89m and to the central ridge 3.89m. Accessed via roller shutter door 2.77m high by 2.56m wide located on the building's western elevation.



Office/storage building	274 SQ M	2,949 SQ FT
TOTAL SITE	1.78 ACRES	0.72 HECTARES
TOTAL	350.24 SQ M	3,770 SQ FT

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Winchester

# LOCATION

The property is strategically located on the north side of the A31, Alresford Road, about 3 miles east of Junction 9 of the M3 (A34 to Midlands and North) and a similar distance to Winchester City Centre. Alresford and Farnham are within 5 miles and 24 miles to the north east respectively. The M27 motorway is 11 miles to the South and Southampton Docks and Portsmouth Docks are 16 miles to the south and 33 miles to the south east, respectively.

**SAT NAV: SO21 IHL**



**Quoting Terms:** The property is offered by way of a new lease, on the whole or part. Quoting terms on application.

**Legal Costs:** Each party to be responsible for their own legal costs incurred in any transaction.

**Business Rates:** Information available upon request.

**EPC:** C (65)

**Viewing:** Viewings are strictly by appointment with the sole agent.



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