



Land At Cemex Winchester Plant, Easton Lane, Winchester SO23 7RU

**TO LET**

Open Storage Land

**0.4 Acres  
(0.16 Hectares)**

# Land At Cemex Winchester Plant, Easton Lane, Winchester SO23 7RU

## DESCRIPTION

The site extends to approximately 0.4 acres and comprises a rectangular parcel of land, previously used as a ready-mix concrete batching plant. It benefits from a secure perimeter and a level, fully concreted surface. Suitable for IOS or alternative uses subject to planning. Water and electrical connection of 106 kVa capacity available.

- ✓ Established Industrial Location
- ✓ Secure Perimeter
- ✓ Excellent Access to J9 M3
- ✓ Level, Fully Concreted Surface
- ✓ Suitable for Alternative Uses STP

## LOCATION

Located in Winchester, approximately 12 miles north of Southampton, the site benefits from excellent transport links. Junction 9 of the M3 motorway is situated just 450 metres to the northeast. Occupiers in the immediate vicinity include Plumb Centre, Easy Bathrooms, Topps Tiles, City Electrical Factors, Wickes and Brandon Hire Station.

## ACCOMMODATION

### Site Area

|                       |            |             |
|-----------------------|------------|-------------|
| Site (sq ft/sq m)     | 17,424     | 1,619       |
| Site (acres/hectares) | 0.4        | 0.16        |
| <b>Total</b>          | <b>0.4</b> | <b>0.16</b> |

## VAT

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

## LEGAL COSTS

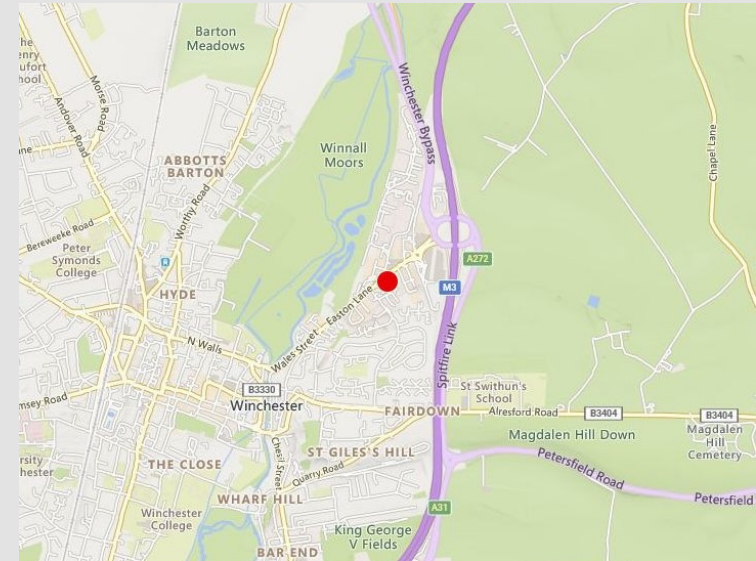
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available on a new Full Repairing & Insuring lease on terms to be agreed. Rent of £69,500 per annum.



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Regulated by RICS 06-Aug-2026

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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