

**TO LET**

**PRESTIGIOUS OFFICES**

973 – 6,480 SQ FT  
(90.40 - 601.95 SQ M)



HAMPSHIRE COMMERCIAL

**goadsby**

**1<sup>ST</sup> & 2<sup>ND</sup> FLOORS, ST GEORGE'S CHAMBERS & 96 HIGH STREET**  
ST GEORGE'S STREET, WINCHESTER, HAMPSHIRE, SO23 8AJ

## SUMMARY >

- CENTRAL LOCATION
- PRESTIGIOUS BUILDING
- AIR CONDITIONED

RENT: £25 PER SQ FT



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## Location

The premises are situated at St George's Chambers, where the ground floor (52 Jewry Street) is currently occupied by Barclays Bank. The building is located in an extremely prominent setting at the top of the High Street and fronts on Jewry Street, therefore the City centre and its considerable amenities are immediately accessible.

Winchester benefits from a significant road network, access the M3 is provided at Junction 9, Southampton is 10 miles South, Basingstoke 16 miles North. The A34 runs North to Newbury (25 miles), M4 motorway and Oxford, whilst the A303 travels past Andover (16 miles). The A31 and A272 provide access to the East with Alton (17 miles) and Petersfield (16 miles).

From the mainline railway station regular services are provided to Southampton (10 minutes), Basingstoke (15 minutes) and London Waterloo (1 hour).

## Description

The floors have been refurbished to a good specification and has been finished to a high standard, which includes the following brief specification:

- Air conditioning
- Kitchen
- WCs
- Lift access
- Carpets
- Double glazing
- Top floor balcony offering views across Winchester

## Accommodation

	sq m	sq ft
First floor	90.40	973
Second floor	371.88	4,004
96 High Street	139.67	1,503

<b>Total area approx.</b>	<b>601.95</b>	<b>6,480</b>
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## Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

## Rent

£25 per sq ft.

## Rateable Value

Currently assessed as individual floors:

First Floor	£25,250
Second Floor	£98,000
96 High Street	£24,500

Any intending purchaser must satisfy themselves as to the accuracy of this information by contacting Winchester City Council on 01962 840222.

## Service Charge

A service charge will be payable in respect of maintenance and repair of the Common Parts. Interested parties are advised to make further enquiries.

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)





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Offices in Dorset and Hampshire.

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