

TO LET

SECOND FLOOR OFFICE SUITE

251 SQ FT // 23.31 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

goadsby

**SUITE 4, 71B PARCHMENT STREET
WINCHESTER, HAMPSHIRE, SO23 8AT**

SUMMARY >

- ATTRACTIVE SELF-CONTAINED SECOND FLOOR OFFICE SUITE
- ALL-INCLUSIVE RENTAL
- NEW LEASE

RENT: £9,600 PER ANNUM (£800 P.C.M.)
INCLUSIVE OF BILLS EXCLUDING RATES AND TELEPHONE



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Location

Parchment Street is in the heart of Winchester city centre, some 100 yards from the High Street with its excellent shopping and restaurant facilities. Hampshire County Council headquarters, the Law Courts and main line railway station (Waterloo 60 minutes) are all within ½ mile of the property.

There are various parking facilities in the city centre with the nearest multi-storey car parks being located at Tower Street and the Brooks Shopping Centre. There are also Park & Ride schemes located off Junctions 10 and 11 of the M3.

Winchester has excellent road links with junctions 9, 10 and 11 of the M3 leading to the city centre as well as easy connections to the A34 and A31.

Winchester itself is a popular, attractive and affluent Cathedral city and county town and a very popular tourist destination. It is the base for Hampshire County Council and Winchester City Council which combined have a large workforce. The University of Winchester and Winchester School of Art also draw a significant number of students and visitors to the city.

Description

The premises comprise an attractive period building with a yoga studio on the ground floor. The office suites are on the first and second floors and accessed via a separate entrance to the rear. Internally the offices have been refurbished to a high standard, retaining many of the original period features.

The accommodation benefits from the following:-

- Fitted carpets
- Sash windows
- Feature fireplace
- Shared kitchen
- Shared WC and shower facilities
- Cleaned weekly (all inclusive)

Accommodation

IPMS3 office area approx. 23.31 sq m // 251 sq ft

The accommodation has been measured in accordance with RICS Property Measurement (2nd Edition).

Lease

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

Rent

£9,600 per annum inclusive of bills excluding rates and telephone.

EPC Rating

Not required as the building is Grade II Listed.

Rateable Value

£3,400 (from 1st April 2023)

Rates payable at 49.9p in the £ (from 1st April 2024)

Small business rates relief applies. Please make enquiries of Winchester City Council.

Service Charge

The rent is all inclusive no service charge will apply for repairs or maintenance to the common parts, cleaning, alarms and other certification.

Legal Costs

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

The landlord has a standard occupational agreement for all office suites.

VAT

No VAT is charged.

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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