

# TO LET

## CLASS E PREMISES

487 SQ FT // 45.24 SQ M

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

22

HAMPSHIRE COMMERCIAL

goadsby

**UNIT 22 CITY BUSINESS CENTRE**  
HYDE STREET, WINCHESTER, HAMPSHIRE SO23 7TA



## SUMMARY >

- GROUND FLOOR OFFICE
- ONE ALLOCATED PARKING SPACE
- VISITOR PARKING
- CITY CENTRE LOCATION
- WELL ESTABLISHED BUSINESS CENTRE

QUOTING RENT: £9,000 PER ANNUM EXCL.



1 Allocated  
Parking Space



D - 78  
EPC Rating

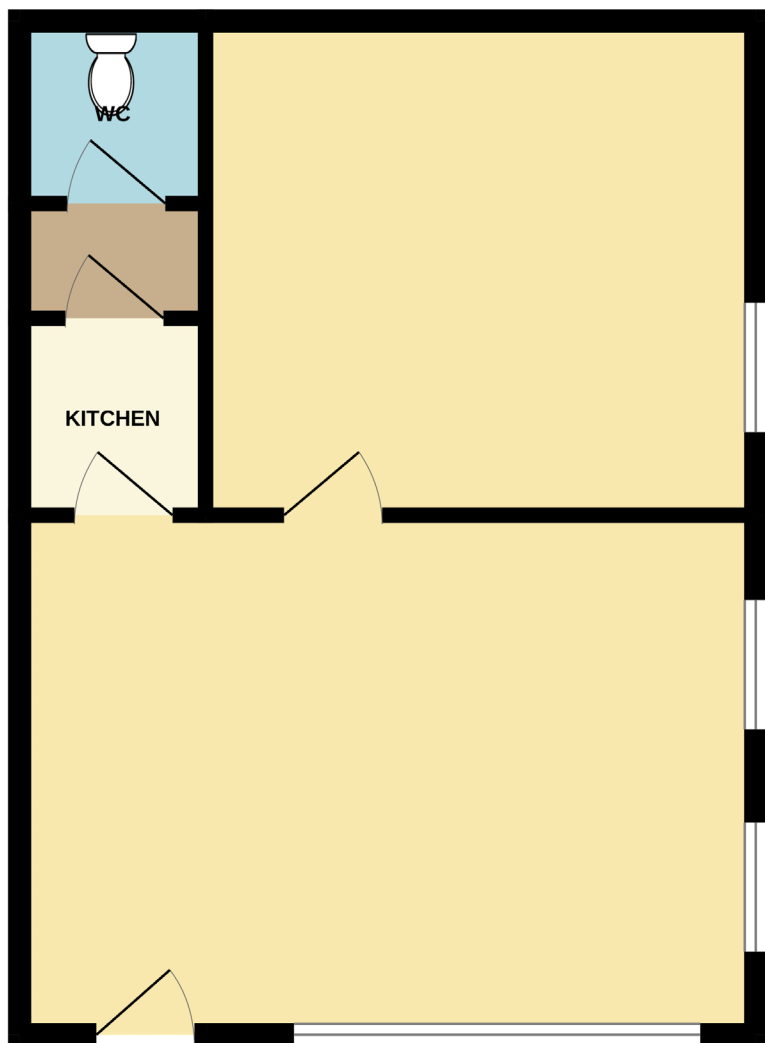


Excellent  
Transport Links



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location

- The unit is located in the well-established and popular City Business Centre in Hyde Street
- City business centre comprises 32 business units, set in a courtyard
- Winchester train station is a 5-minute walk from the premises
- The city centre is very close by and offers a wide variety of shops, restaurants and hotels
- Rapid access to the M25 and M27 is afforded via the M3 which lies immediately to the east of Winchester

## Description

- This unit comprises of a first floor office space with a partitioned secondary room
- 22 City Business Centre is accessed via an external staircase
- The premises includes a kitchenette and WC
- The current utilities installed are electricity and water
- One allocated parking space, with visitor parking
- LED lighting

## Accommodation

IPMS 3                      487 sq ft                      45.24 sq m

## Rent

£9,000 per annum, exclusive.

## Lease

The premises are available to let by way of a new lease.

## Legal Costs

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

## Rateable Value

£7,500 (from 6<sup>th</sup> February 2025)  
100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025).

## 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](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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://goadsby.com)



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