



# CROWN WALK

**TO LET**

SELF CONTAINED OFFICES WITH PARKING

**1,441 SQ FT**  
(131.09 SQ M)

**GROUND FLOOR SUITE, 1 CROWN WALK**  
WINCHESTER, HAMPSHIRE, SO23 8BB

## Summary



Central location



Parking available



Air conditioning



To be refurbished

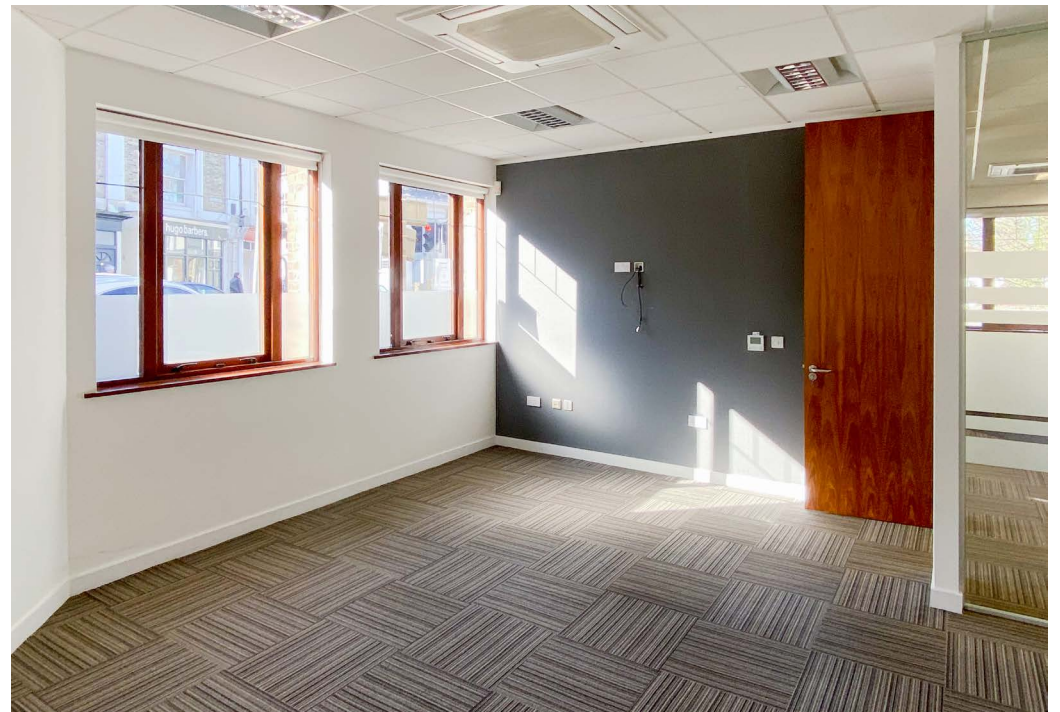
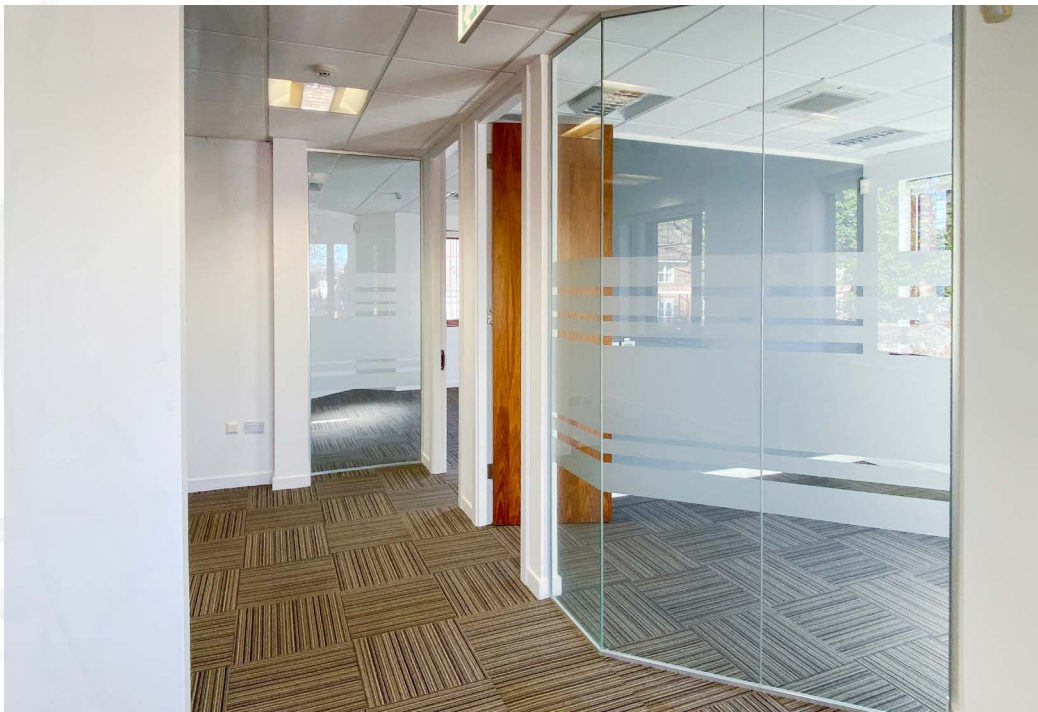


EPC Rating: C

## Rent

£21 per sq ft



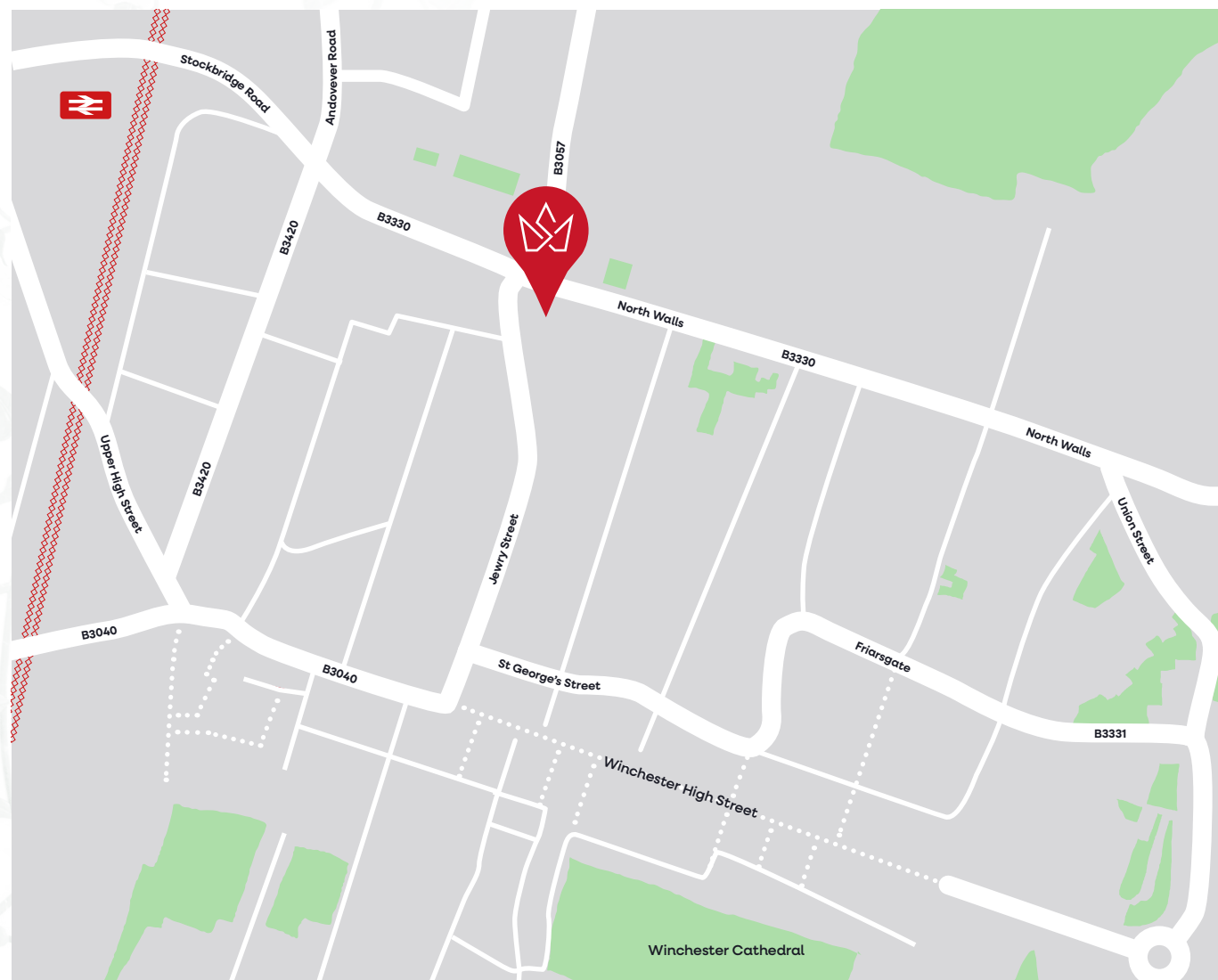


# On your doorstep...

## Location

The offices are located immediately to the north of Winchester High Street with a wide variety of shops, hotels and restaurants within a few minutes walk. The mainline railway station is under five minutes walk and offers a frequent service to London Waterloo, taking approximately one hour. Rapid access to the M25 and M27 is afforded via the M3 which lies immediately to the east of Winchester.

<b>Train Station</b>	4 minute walk
<b>High Street</b>	5 minute walk
<b>Cathedral</b>	11 minute walk



## Description

The offices are within a modern building approached directly off Jewry Street and the North Walls.

1 Crown Walk has their own separate entrance, which is accessed directly off Jewry Street, or via the underground car park.

The accommodation comprises self-contained ground, first and second floor offices which have suspended ceilings and carpeting throughout, together with kitchenette facilities.

There are allocated car parking spaces available in the under-croft car park with secure gate access and barrier entry from Jewry Street.

There is a shared central heating system, and separate male and female WC's are situated just outside the private entrance doors on each floor.

The property will be undergoing a refurbishment imminently.

## 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

£21 per sq ft.

## Accommodation

Accommodation	Size sq ft	Size sq m	Rent per annum	Rateable Value
1 Crown Walk Ground Floor	1,441	131.09	<b>£30,261</b>	£26,750

## Service Charge

There will be a service charge made for cleaning of the common areas and maintenance of common parts, refuse collection and insurance.

## 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.



# CROWN WALK

## Viewings

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### 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 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.