

TO LET
MODERN CITY CENTRE OFFICE
788 SQ FT // 73.19 SQ M



HAMPSHIRE COMMERCIAL

goadsby

7 CHARLECOTE MEWS

STAPLE GARDENS, WINCHESTER, HAMPSHIRE, SO23 8SR

SUMMARY >

- AVAILABLE BY WAY OF A NEW LEASE
- CITY CENTRE OFFICE BUILDING
- WELL-APPOINTED MODERN OFFICE
- LOCATED CLOSE TO WINCHESTER TRAIN STATION

RENT: £16,000 PER ANNUM EXCLUSIVE



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E - 110
EPC Rating



Excellent
Transport Links

Location

- The property is located just north of the High Street
- Excellent communication links to Junction 9, 10 & 11 of the M3, connecting with the A34 and A31
- Winchester main line railway station is a short walk from the property and provides regular direct services to London, Weymouth and Birmingham
- Tower Street multi storey car park, being a 2-minute walk from the subject property serves the City Centre and offers seasonal discounts for specific vehicles

Description

- This premises forms part of the Charlecote Mews development
- Offices of varying size and diverse businesses
- Kitchen area
- Communal WC's based on the Ground Floor and First Floor

Accommodation

Floor	Size (IPMS3)
Second Floor	788 sq ft // 73.19 sq m

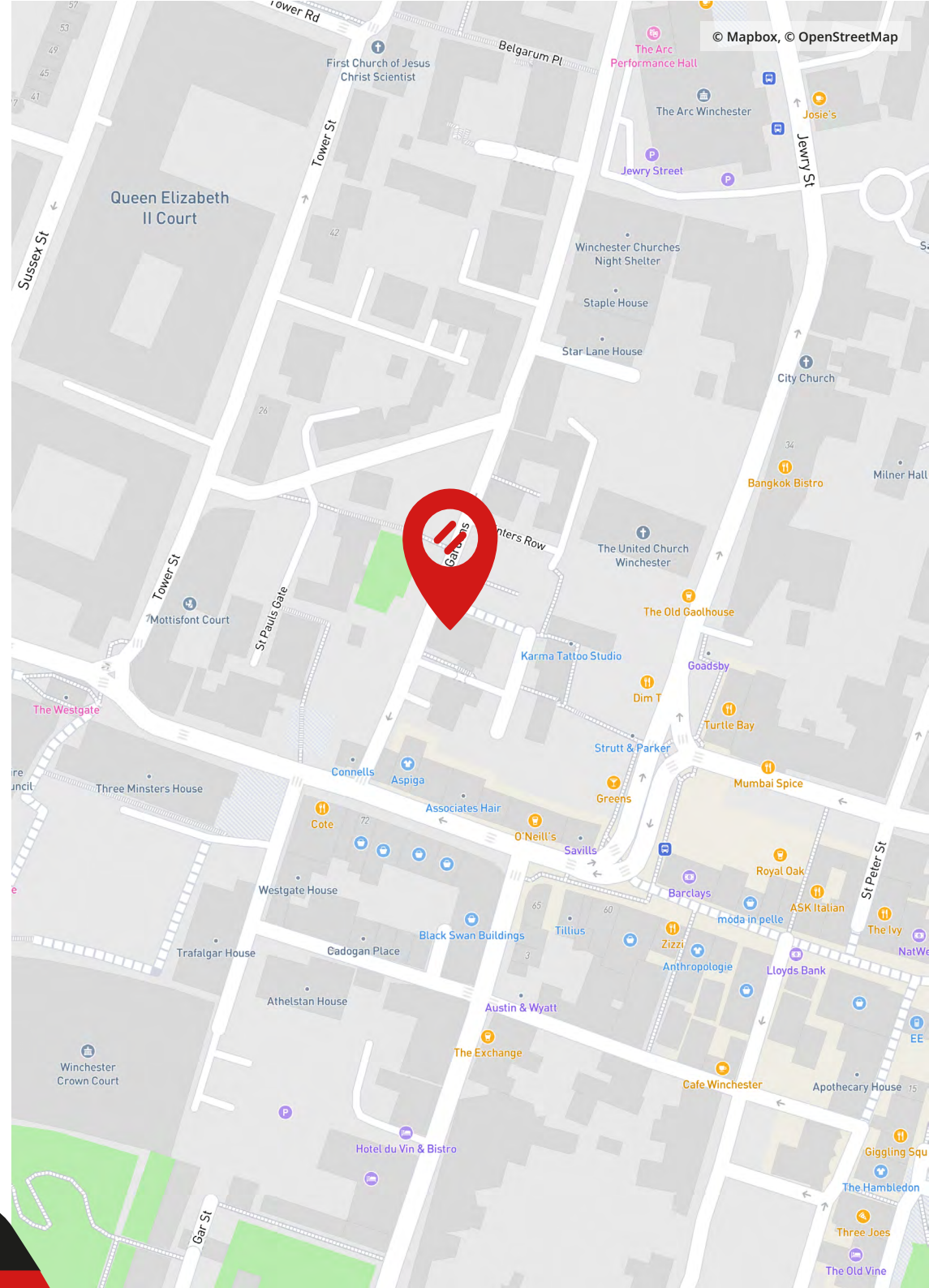
Terms

A new effective FRI lease for a term to be agreed.

Rent

Second Floor £16,000 per annum

Rent is exclusive of business rates, VAT and service charge.



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Service Charge

Service Charge disclosed upon further enquiry.

Rateable Value

£10,500 (from 1st April 2023)

Legal Costs

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

VAT

Unless otherwise states 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.

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