

Winchester House – Ground Floor Commercial Unit

23 Winchester Street, Basingstoke, RG21 7EE

A development by



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GROUP



TO LET – Rare Town Centre Opportunity

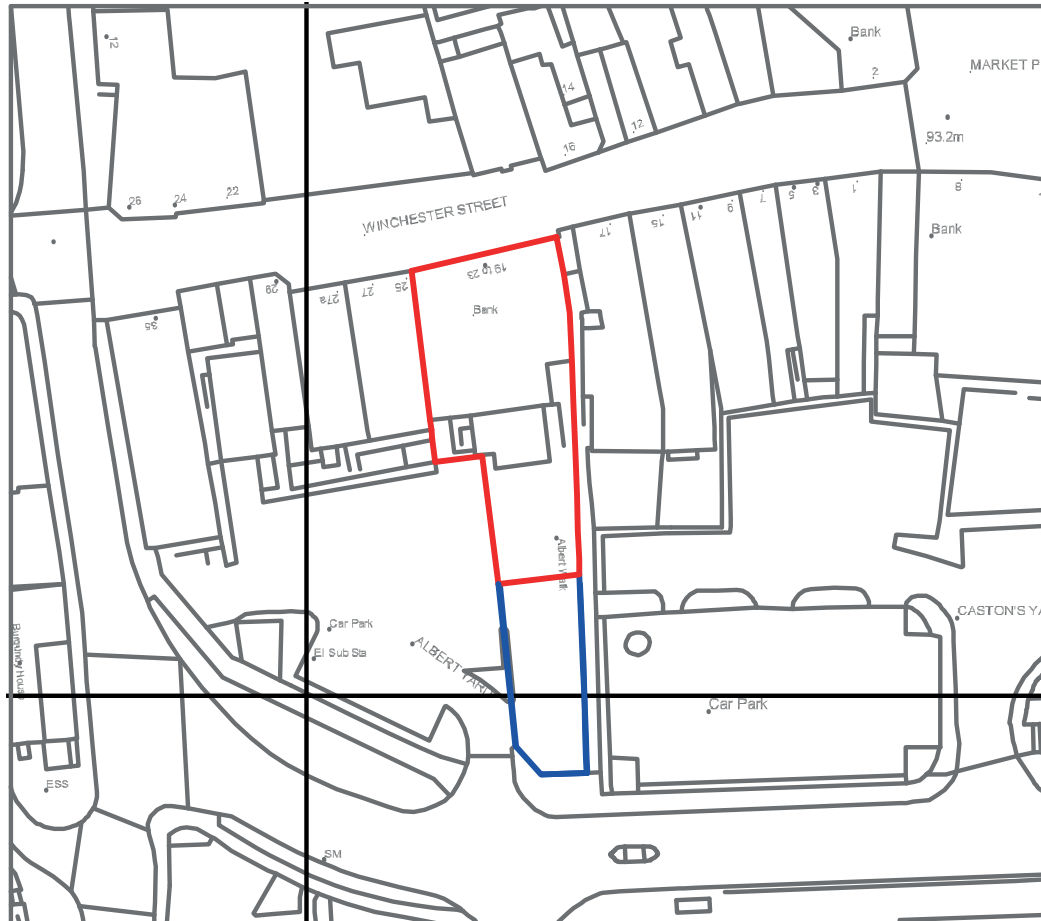
A substantial Class E commercial unit within a landmark mixed-use redevelopment in the heart of Basingstoke.

Premises Summary

- Brand new shell & core commercial unit
- Prominent town centre location
- Class E planning consent
- Suitable for a wide range of commercial occupiers
- Extensive frontage onto Winchester Street
- Rear servicing and parking facilities
- Excellent transport connections
- Located beneath 18 newly developed residential apartments
- Available Q4 2026 / Q1 2027
- Approx. 3,090 sq ft NIA
- New shop front
- 3 phase electrics
- Gas available



Location



North



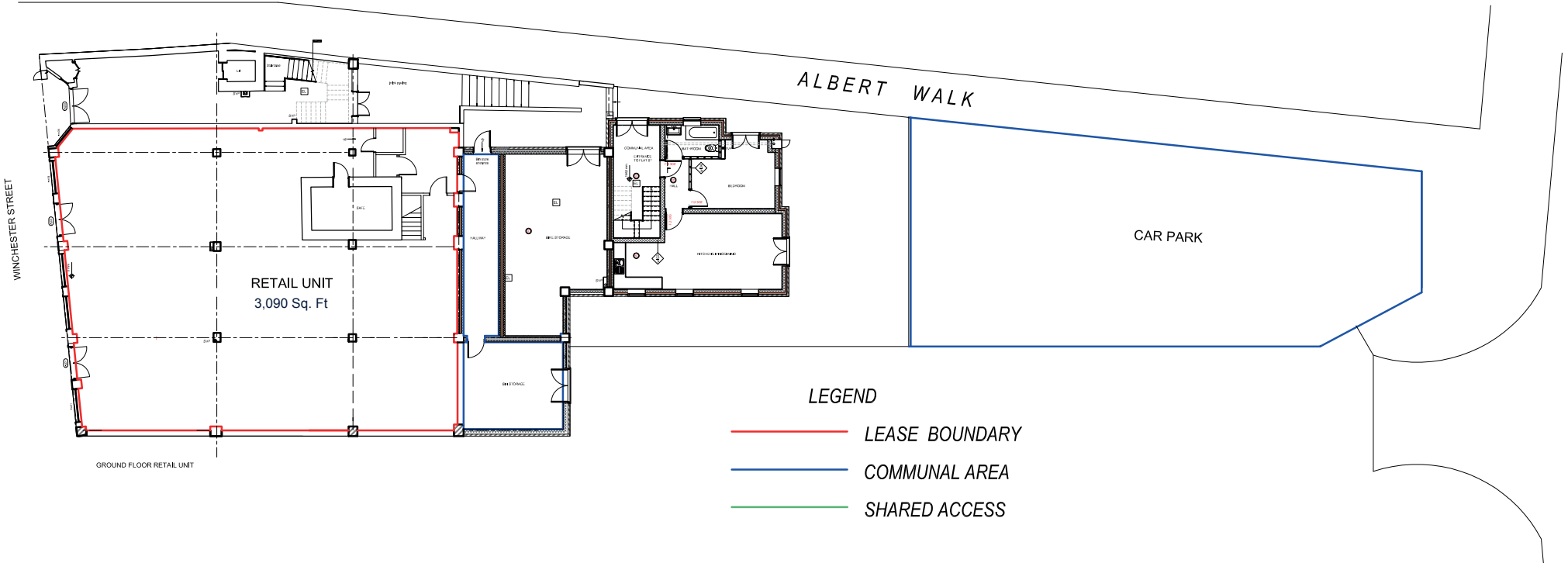
- Winchester House occupies a prominent position on Winchester Street within a pedestrianised location fronting onto Basingstoke's historic top of the town.
- The property benefits from close proximity to Festival Place Shopping Centre, Market Place, the railway station and numerous public car parks. Nearby occupiers include Natwest, Zizzi's, McDonald's, Wetherspoons, Poppins, Leightons Opticians, Barclays Bank to name but a few. The Willis Museum and Art Gallery is located a short walk from the property.
- Basingstoke is a major commercial centre strategically located adjacent to Junctions 6 and 7 of the M3 motorway, approximately 45 miles south-west of London, with direct rail services to London Waterloo in approximately 45 minutes.
- The town continues to experience significant residential and commercial investment and serves a catchment population in excess of 180,000.



Description

- Winchester House forms part of a prominent mixed-use redevelopment in the heart of Basingstoke town centre.
- The ground floor commercial accommodation is offered in shell & core condition, providing incoming occupiers with complete flexibility to design and fit out the premises to suit their individual operational requirements.
- The unit benefits from generous floor-to-ceiling heights, extensive frontage, excellent natural light, rear servicing access and dedicated parking facilities.
- Situated beneath 18 newly developed residential apartments, the property offers a rare opportunity to occupy a substantial commercial unit within one of Basingstoke's most significant town centre regeneration schemes.





Terms

Lease

Available on an Effective Full Repairing and Insuring Lease Term for a term to be agreed between the Landlord and Tenant.

Rent

£55,000 per annum exclusive.

VAT

Not applicable.

Anti-Money Laundering (AML): Prospective tenants may be required to provide identification and complete Anti-Money Laundering checks where required by law. **Disclaimer:** These particulars are provided as a guide only and do not form part of any contract. Whilst believed to be accurate, their accuracy cannot be guaranteed and interested parties should satisfy themselves by inspection and independent enquiries. Some images and visualisations within this brochure may be AI-generated or digitally enhanced for illustrative purposes only



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