

To Let

Prominent City Centre Office

With **10 parking spaces**
in **private** car park

7,675 sq ft (713 sq m)

Piennes House

32 Southgate Street
Winchester, Hampshire
SO23 9EH



Summary

- Prominent office in city centre
- Former Rathbones offices
- Parking for 10 cars in private car park

Rent:

£230,250 per annum

Inclusive of service charge and external decoration and maintenance





Fiennes House

Location

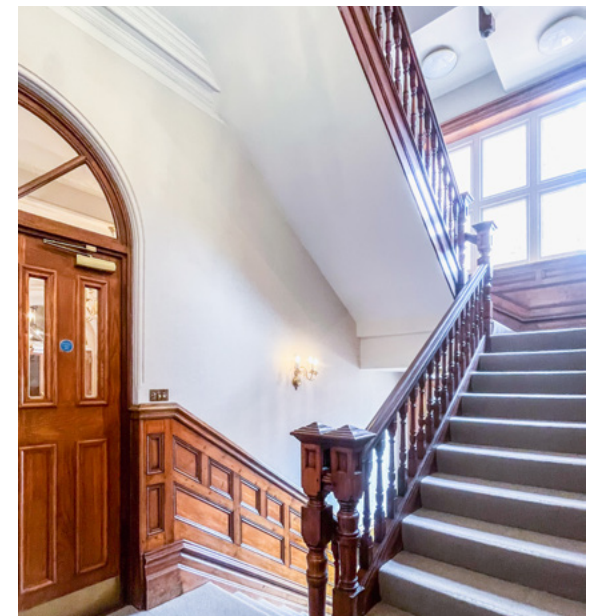
The unit is located along Southgate Street, an avenue that runs through central Winchester with convenient access to Winchester High Street, which is only a short walk away (0.1 miles). The M3 can be accessed via junction 9 or 11 and are both 2 miles from the subject property. Winchester Railway Station is also a short walk away (0.4 miles) with frequent mainline services to London Waterloo which can be reached in less than an hour.



The property is accessed via an impressive reception area with wooden panelling and stone floors leading into a substantial central stair well. There is a lift to access each floor. The toilets and kitchenettes on two different levels with the benefit of a gym and changing rooms with shower in the lower basement level that benefits from windows and access onto the car park. To the rear there is also a substantial car park with electric gate providing private and secure parking.

Description

Fiennes House is one of Winchester's most notable office buildings. Set on Southgate Street the property has previously been occupied by Rathbones. The building is set over four floors which comprise predominantly cellular office space but with a large open plan ground floor office. The upper floors have impressive offices with period features, fireplaces and chandeliers.





Accommodation

	sq m	sq ft
Basement	179.88	1,936
Ground Floor	208.70	2,247
First Floor	158.04	1,701
Second Floor	166.40	1,791
Total	713	7,675

Lease

New lease direct from the landlord.

Rent

£230,250 per annum, inclusive of service charge, external decoration and maintenance.

Rateable Value

£155,000 (from 1.4.26) 48p in the £ for 2026/27

Legal Costs

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

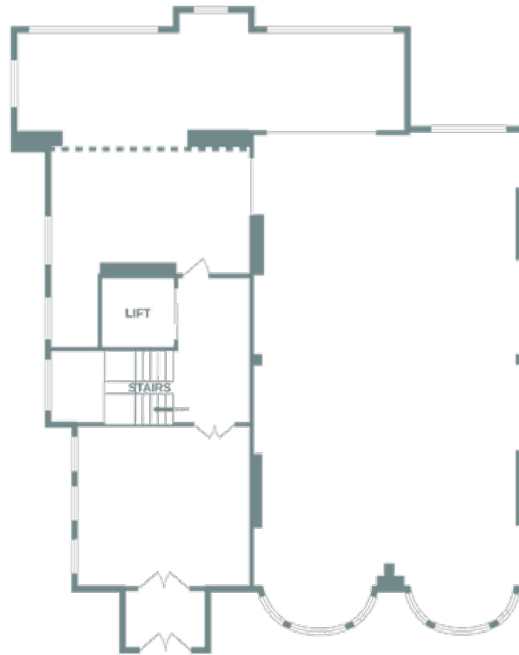
VAT

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.

Basement



Ground Floor



Viewings

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 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.

First Floor



Second Floor



Not to scale - illustration only.