

TO LET
REFURBISHED AIR-CONDITIONED
OPEN-PLAN CITY CENTRE
OFFICE WITH PARKING
1,812 SQ FT // 168.34 SQ M



HAMPSHIRE COMMERCIAL

goadsby

3RD FLOOR, ANGLO ST JAMES HOUSE
39A SOUTHGATE STREET, WINCHESTER, HAMPSHIRE, SO23 9EH

SUMMARY

- PROMINENT LOCATION CLOSE TO HIGH STREET & IN MAIN BUSINESS DISTRICT
- CLOSE TO THE RENOWNED WINCHESTER LAW COURTS, HQ OF HAMPSHIRE COUNTY COUNCIL, THE CITY CENTRE CAR PARKS AND WALKING DISTANCE OF RAILWAY STATION
- OPEN PLAN REFURBISHED OFFICES WITHIN MODERN OFFICE BUILDING
- 3 CAR PARKING SPACES & WITH GOOD ACCESS TO CITY PARK AND RIDE SCHEME



■ Location

The property is located in a prominent location on Southgate Street, in the heart of Winchester City Centre. Southgate Street connects to J11 M3 in the principal business district of the city where other office occupiers include barristers, architects, stockbrokers and other professional businesses and is close to Winchester Law Courts, The High Street and the HQ of Hampshire County Council. There is therefore good access to the shops restaurants and car parks of the city centre.

Winchester railway station is within a short walking distance with regular services to London Waterloo (1 hour) Southampton (10 mins) and Basingstoke (15 mins).

■ Description

The property comprises a modern office building which has been extensively refurbished a few years ago including a new lift. New windows have just been installed. The open plan offices provide modern air-conditioned accommodation with LED lighting, carpeting and some partitioned meeting rooms. Car parking spaces are provided, situated to the rear of the property, accessed from St Swithuns Street.

■ Summary of Accommodation

1,812 sq ft // 168.34 sq m

■ Parking

3 car parking spaces.

■ EPC Rating

C - 57

■ Lease

Available to let on a new full repairing and insuring lease for a term to be agreed subject to upward only rent reviews.

There will be a service charge in respect of the maintenance and management of the common parts of the building.

■ Rent

£42,500 per annum exclusive of VAT and all other outgoings.

■ Specification & Highlights

- Prominent building refurbished with recently installed new lifts and windows.
- Close to pedestrianised High Street
- Main business district
- Close to Law Courts & HCC HQ
- Walking distance to railway station
- 3 car parking spaces
- New Lift to all upper floors
- Carpeting
- Air-conditioning and central heating
- Suspended ceiling & perimeter trunking
- Intercom access
- Disabled WC on ground floor
- Exclusive WC and shower
- Kitchen facility
- Partitioned meeting rooms

■ Legal Costs

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

■ Rateable Value

£26,500

■ 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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■ 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](#).

■ Important

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.

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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The Complete Property Service Provider

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