

TO LET

PRESTIGIOUS OFFICES

1,503 – 5,507 SQ FT
(139.67 - 511.55 SQ M)



HAMPSHIRE COMMERCIAL

goadsby

2ND FLOOR, ST GEORGE'S CHAMBERS & 96 HIGH STREET
ST GEORGE'S STREET, WINCHESTER, HAMPSHIRE, SO23 8AJ

SUMMARY >

- CENTRAL LOCATION
- PRESTIGIOUS BUILDING
- AIR CONDITIONED

RENT: £25 PER SQ FT



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Location

- Located within St George's Chambers
- Ground floor (52 Jewry Street) occupied by Barclays Bank
- Highly prominent position at the top of the High Street
- Frontage onto Jewry Street
- Immediate access to Winchester city centre amenities
- Excellent road communications:
 - M3 (Junction 9) easily accessible
 - Southampton – approx. 10 miles south
 - Basingstoke – approx. 16 miles north
 - A34 provides access to Newbury (25 miles), M4 and Oxford
 - A303 links via Andover (16 miles)
 - A31 & A272 connect east to Alton (17 miles) and Petersfield (16 miles)
- Mainline railway station nearby with regular services to Southampton

Description

The floors have been refurbished to a good specification and has been finished to a high standard, which includes the following brief specification:

- Air conditioning
- Kitchen
- WCs
- Lift access
- Carpets
- Double glazing
- Top floor balcony offering views across Winchester

Accommodation

	sq m	sq ft
Second floor	371.88	4,004
96 High Street	139.67	1,503
Total area approx.	511.55	5,507

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

£25 per sq ft.

Rateable Value

Second Floor £98,000
96 High Street £24,500

Any intending purchaser must satisfy themselves as to the accuracy of this information by contacting Winchester City Council on 01962 840222.

Service Charge

A service charge will be payable in respect of maintenance and repair of the Common Parts. Interested parties are advised to make further enquiries.

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.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



Allan Pickering
allan.pickering@goadsby.com
07956 665669



Emma Lockey
emma.lockey@cbre.com
023 8020 6312



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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](#).

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.

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Offices in Dorset and Hampshire.

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