

**TO LET**

**REFURBISHED OPEN PLAN  
OFFICES WITH PARKING**

**919 SQ FT // 1,020 SQ FT**



HAMPSHIRE COMMERCIAL

goadsby

**SECOND FLOOR, ANGLO ST JAMES HOUSE**  
39A SOUTHGATE STREET, WINCHESTER, HAMPSHIRE, SO23 9EH

## SUMMARY >

- PROMINENT LOCATION CLOSE TO HIGH STREET AND 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 AND WITH GOOD ACCESS TO CITY PARK AND RIDE SCHEME

**SUITES AVAILABLE INDIVIDUALLY OR COMBINED**

**RENTS FROM: £21,600** PER ANNUM EXCL.



3 Allocated  
Parking Spaces

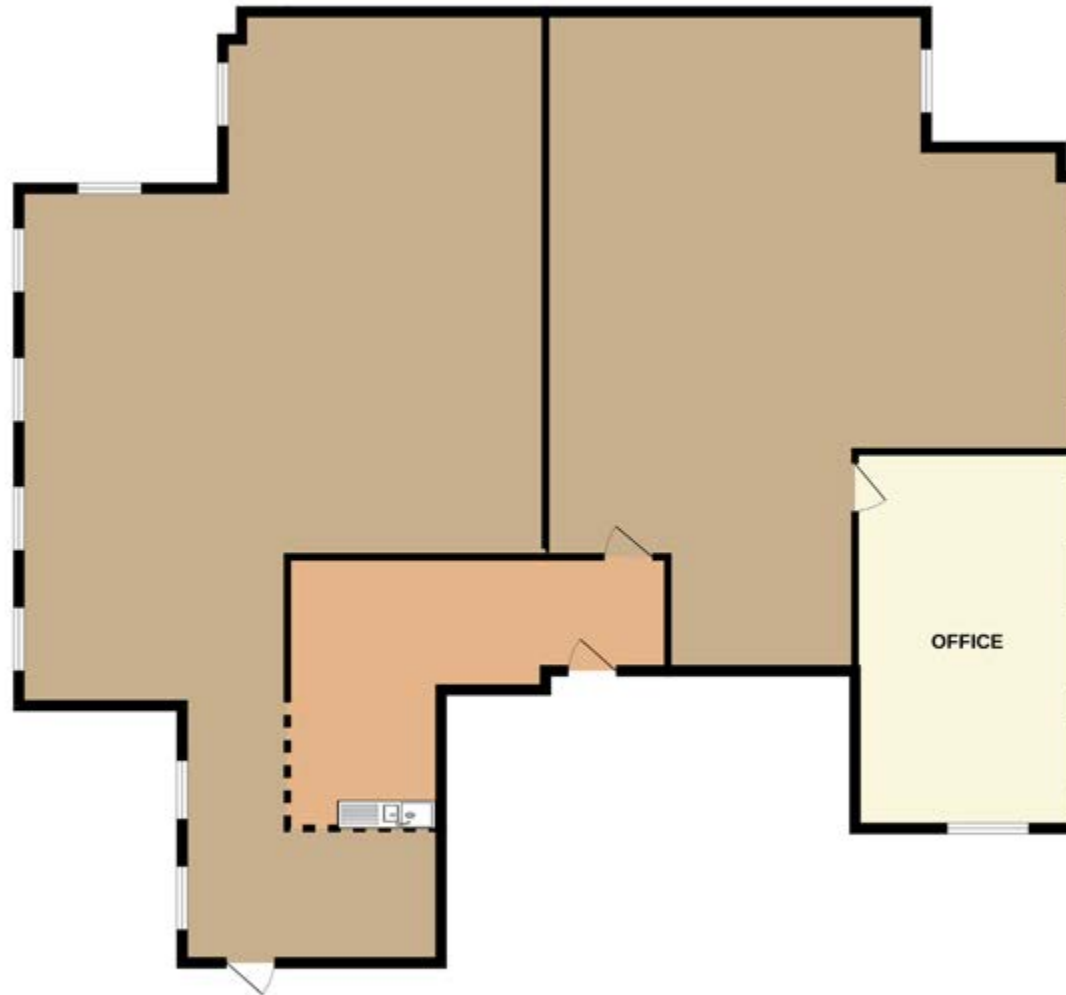


C - 52  
EPC Ratings



**SECOND FLOOR, ANGLO ST JAMES HOUSE**  
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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

## Accommodation

	sq m	sq ft
Front Suite A	85.38	919
Rear Suite B	94.76	1,020

<b>Total area approx.</b>	<b>108.14</b>	<b>1,939</b>
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## Specification

- 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

## 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

Front Suite A: **£21,600 per annum, exclusive**  
Rear Suite B: **£23,970 per annum, exclusive**

## Rateable Values

Second floor: £36,500 (From 01/04/23)

## 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





## 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.

[goadsby.com](https://www.goadsby.com)

