

TO LET
REFURBISHED OFFICES
923 SQ FT // 85.74 SQ M

LAST SUITE AVAILABLE
EXTENSIVELY REFURBISHED
1ST FLOOR OFFICE



goadsby

HAMPSHIRE COMMERCIAL

1ST FLOOR SUNLEY HOUSE

46 JEWRY STREET, WINCHESTER, HAMPSHIRE, SO23 8RY

SUMMARY

- COMPLETELY REFURBISHED AIR CONDITIONED OFFICES
- COMPETITIVE OCCUPATIONAL COSTS
- PROMINENT CITY CENTRE LOCATION
- 2 ALLOCATED CAR SPACES
- **RENT: £23,075 PAX**



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Location

The property is situated in a prominent corner position in the heart of Winchester City Centre on the eastern side of Jewry Street with the charming historic city centre on its doorstep, making for a fantastic working environment.

Description

The property comprises a mixed-use three storey L-shaped building of reinforced concrete frame construction with brick elevations and a flat roof.

The offices are set over two floors, above the newly opened Turtle Bay restaurant and is opposite Barclays Bank and close to the High Street with its excellent shopping, café and restaurant facilities.

Features

The fully refurbished office accommodation benefits from the following:-

- Low occupational costs
- Brand new double glazing
- New high-efficiency air conditioning
- New energy efficient LED lighting
- Contemporary WCs and showers on each floor
- Secure cycle storage
- Secure parking for 2 vehicles
- Good natural light
- Attractive cityscape views

Summary of Accommodation

923 Sq Ft // 85.74 Sq M

The accommodation has been measured in accordance with RICS Property Measurement (2nd Edition).

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.

Terms

Available by way of new full repairing and insuring for a term to be agreed.

Rent

£23,075 per annum exclusive of business rates, service charge, insurance, VAT and utilities.

Service Charge

Estimated Service Charge a modest £2.58 per sq ft.

Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **To be reassessed.**

Rates payable at 49.1p in the £ (year commencing 1st April 2019)

Transitional arrangements may apply.

Any interested party must satisfy themselves as to the accuracy of this information by contacting Winchester City Council Rates Department on **01962 840222** before committing to the property.

EPC Rating

C - 75



Legal Costs

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

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Viewing

Strictly by prior appointment through the joint sole agents, Goadsby and Lambert Smith Hampton, 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 will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.



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