

TO LET

OFFICES FROM 423 SQ FT (39.39 SQ M)
TO 894 SQ FT (83.04 SQ M)

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



goadsby
FIRST FLOOR OFFICES TO LET
FROM 423 SQ FT
01962 869 667
goadsby.com

ASPIGA

WARRIS & SON

Offord & Sons

HAMPSHIRE COMMERCIAL

goadsby

FRONT & REAR OFFICES, 85 HIGH STREET
FIRST FLOOR, WINCHESTER, HAMPSHIRE, SO23 9AP

SUMMARY >

[Location Map](#)

[Streetview](#)

- INCLUSIVE RENT
- CENTRAL LOCATION
- PHONE ENTRY SYSTEM
- 6 MONTH STEPPED RENT
- FLEXIBLE SHORT TERM LETTINGS AT A DISCOUNTED RENT AVAILABLE

RENTS FROM: £11,750 PER ANNUM, INCLUSIVE



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Front Office



Front Office



Rear Office



Rear Office



Landing

Location

- The property is located at the western end of the High Street
- Excellent communication links to Junction 9, 10 & 11 of the M3, connecting with the A34 and A31
- Winchester main line railway station is a short walk from the property and provides regular direct services to London, Weymouth and Birmingham
- Tower Street multi storey car park, being a 3-minute walk from the subject property serves the City Centre and offers seasonal discounts for specific vehicles
- Nearby occupiers include Warren & Son, Holloways of Ludlow, Age UK, Offord & Sons and Cote Brasserie

Description

The premises comprise an attractive Listed period building with Warren & Son, The Stationers on the ground floor. The office suites are on the first floor and accessed via a separate self-contained entrance. Internally there are two main rooms on the first floor with kitchenette facilities in both. In addition to this the property benefits from the following:-

- Gas fired central heating
- Separate male & female WCs
- Cat 2 lighting
- Fitted carpeting
- 6 month stepped rent
- Flexible short term lettings at a discounted rent available

The property also benefits from many period features including:-

- Fireplaces
- Sash windows
- Timber beams

Accommodation

The suites has an approximate net internal area of:

Front Suite	423 sq ft	39.29 sq m
Rear Suite	471 sq ft	43.75 sq m

Lease & Rents

The suite is available by way of new lease for a negotiable term, incorporating fixed annual rent without rent increases. The rent is inclusive of all costs except VAT, internal repairs of the suite, cleaning of the suite, the tenant's telephone/internet charges and building's insurance. Rates and BID Levy are not included.

Front Office:	£11,750 per annum (if let separately)
Rear Office:	£13,000 per annum (if let separately)
Both Offices:	£24,000 per annum

Rateable Value

Front Suite:	£8,400 (from 1 st April 2026)
Rear Suite:	£8,000 (from 1 st April 2026)
Rates payable at 43.2p in the £ (year commencing 1 st April 2026)	

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

EPCs

Front Office:	C - 61
Rear Office:	C - 58

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.



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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.

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