

FOR SALE

DETACHED TWO STOREY OFFICE WITH PARKING

1,511 SQ FT // 140.36 SQ M



HAMPSHIRE COMMERCIAL

goadsby

THE LODGE

HIGHCROFT ROAD, WINCHESTER, HAMPSHIRE SO22 5GU

SUMMARY >

- HIGH QUALITY DETACHED OFFICE WITH PARKING
- 7 ALLOCATED PARKING SPACES
- GLASS PARTITIONED MEETING AND BREAK OUT ROOMS
- PLANNING IMPLEMENTED FOR 2-STOREY SIDE EXTENSION
- TENANT IN PLACE UNTIL JANUARY 2026

PRICE: £690,000



C - 63
EPC Rating



Excellent
Transport Links



THE LODGE
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Location

- Situated just off Romsey Road, a short walk to Winchester City Centre
- Offers high visibility on a busy main road into the City Centre
- Well-positioned for access to:
 - M3 (direct access to London - 65 miles, Southampton - 13 miles)
 - A3080 Romsey Road
 - A34 (provides access to The Midlands and The North)
 - M27 (principal South Coast motorway)

Description

- **Building:** Detached two-storey office building, exceptionally well presented.
- **Ground Floor:**
 - Attractive entrance foyer with glass partitioned meeting and breakout rooms
 - Solid wooden floors and spotlights
 - Predominantly open plan office space
 - High standard kitchen and toilets
- **First Floor:**
 - Accessed from the rear of the ground floor office
 - Main office space plus a separate meeting room
 - Impressive vaulted ceiling with beams
 - Raised floors, spotlights and built in speaker system

Accommodation

The office extends to the following Net Internal Area:

Ground Floor Office	822 sq ft	76.36 sq m
First Floor Office	689 sq ft	64.00 sq m
Total Net Internal Area Approx.	1,511 sq ft	140.36 sq m

We understand the property has Class E consent for offices.



Planning

Planning has been granted and we understand implemented by the current owners for a two storey side extension.

Visit the [planning portal](#) for further information.

Proposal

Current tenant in situ with lease expiry January 2026 at a passing rent of £40,000 per annum exclusive.

For Sale Freehold **£690,000**

To be sold with benefit of existing lease and tenant.

Rateable Value

£32,500

Rates payable at 49.9p in the £ (year commencing 1st April 2024).

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

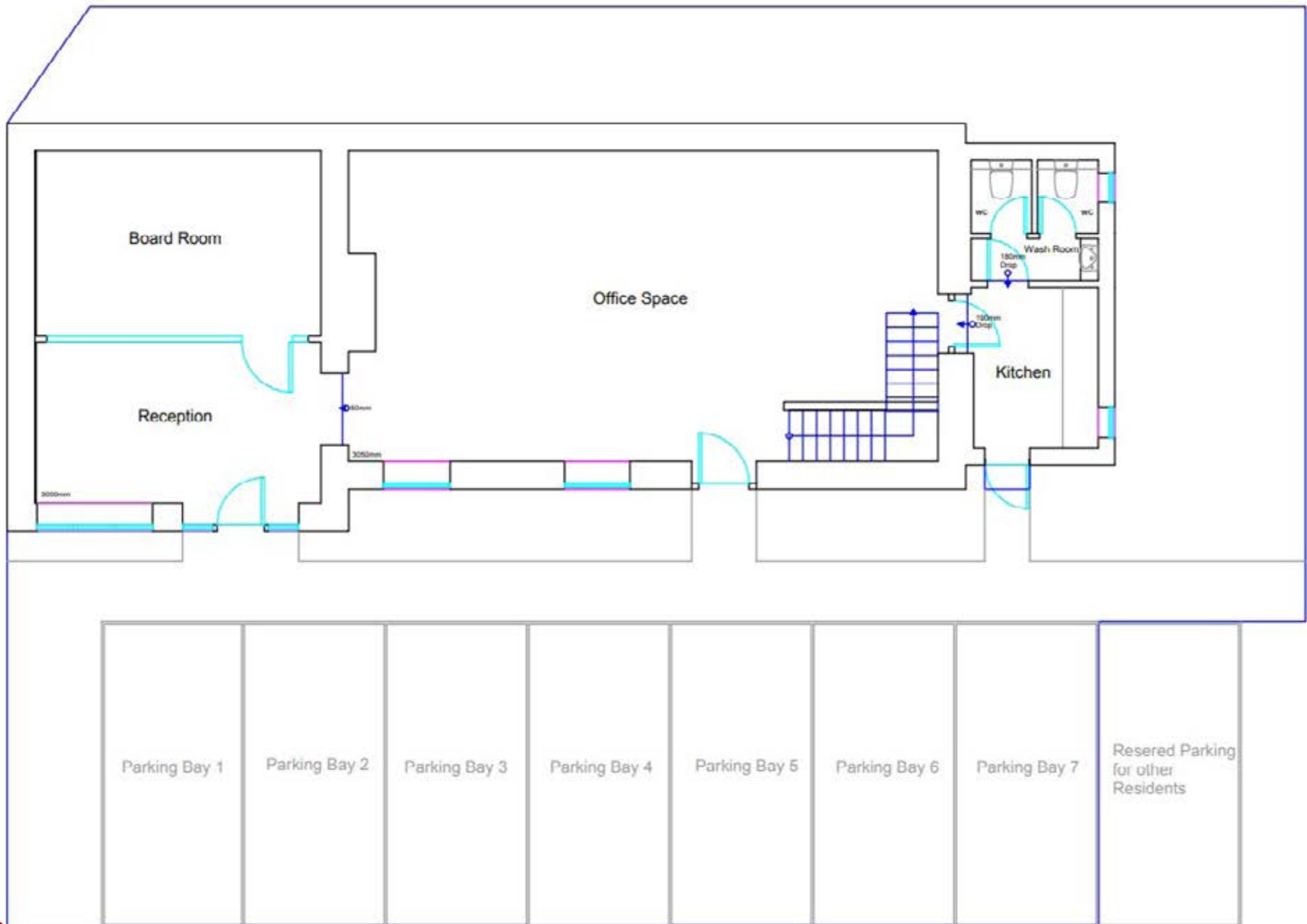
Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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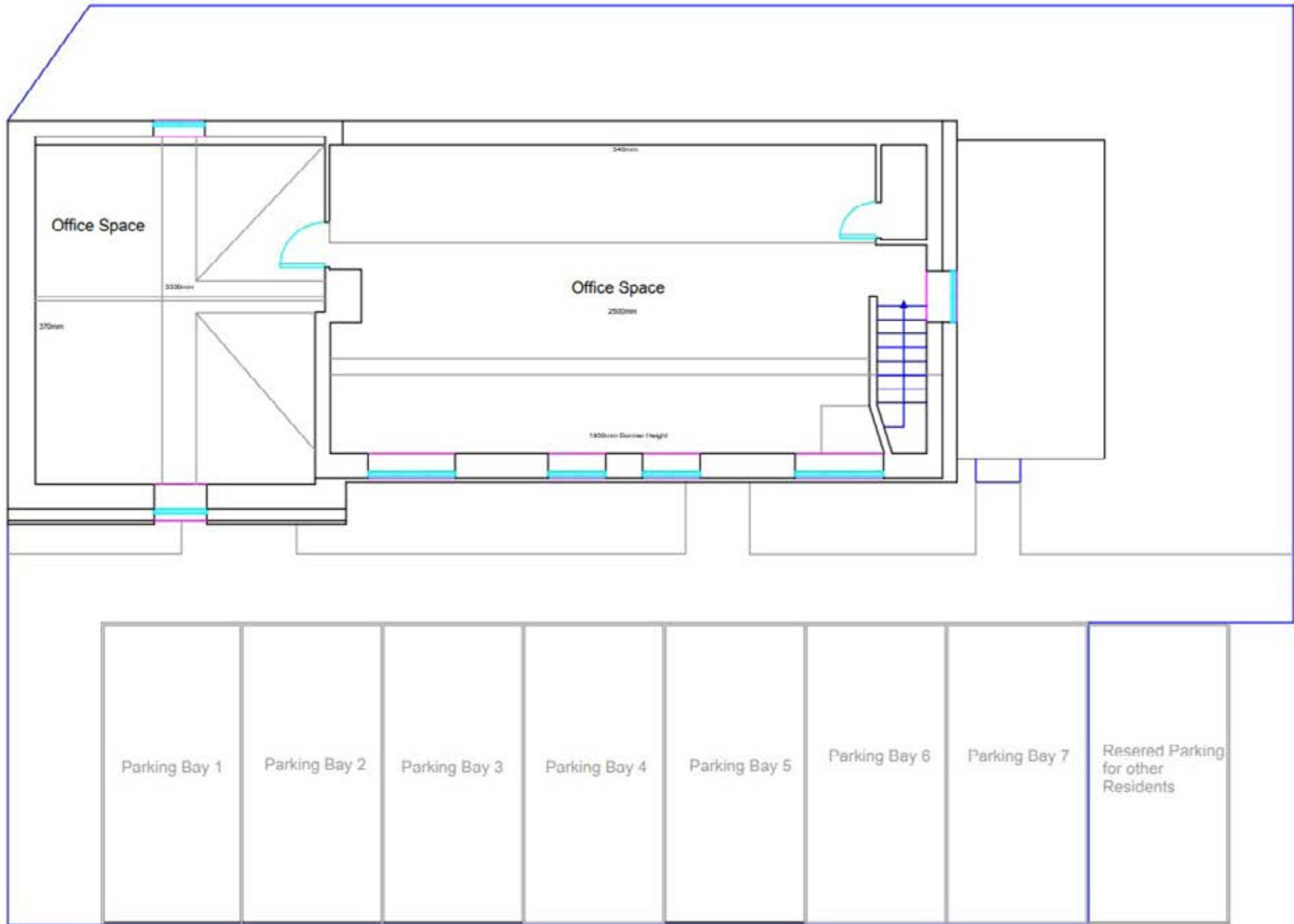
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Ground Floor





First Floor





Elevation with 2-storey side extension as per [planning portal](#).





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)

