



GROUND FLOOR



Exchange Square

Jewry Street, Winchester, SO23 8FJ

Ground floor city centre offices with parking set within an attractive courtyard development.

2,081 sq ft
(193.33 sq m)

- Potentially suitable for alternative uses, such as medical.
- City Centre Location
- Allocated car parking
- Potential for consulting rooms and financial services
- Excellent natural light
- Onsite Gym & Cafe

Summary

Available Size	2,081 sq ft
Rent	£62,430 per annum
Business Rates	Upon Enquiry
Service Charge	£7.25 per sq ft
Car Parking	£2,000 per space / annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Comprising the whole of the ground floor, featuring open-plan layout, LED lighting, carpet tiles, perimeter trunking, and secure intercom entry. The ground floor also benefits from full DDA compliance and would be suitable for a range of occupiers requiring ground floor accommodation, including medical and financial services. To the rear of the property there are 4 allocated car parking spaces, available at an annual rent of £2,000 p.a. per a space.

Externally, there is an attractive courtyard, with a neighbouring Gym and popular Josies coffee shop.

Location

The property is located in Winchester city centre, situated on Jewry Street. Winchester is home to several corporate bodies and professional firms, including the council offices for Winchester City and Hampshire County Council. The city benefits from excellent road, rail and flying communication links, being directly west of the M3 motorway. The local area has a mixture of uses including professional services, retail, restaurants, cafes and institutional buildings. Additional parking is available at the nearby Tower Street multi-storey car park, and Winchester train station is a 5-minute walk to the north west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,081	193.33	Available
Total	2,081	193.33	

Terms

New full repairing and insuring lease(s) are available on terms to be negotiated.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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