



Suite A, 2nd Floor, 12 Southgate Street
Winchester, SO23 9EH

**Prestige Office with parking
space - Winchester City Centre**

775 sq ft
(72 sq m)

- Wood laminate flooring
- Glazed partition to meeting room
- Floor boxes
- Central heating
- Kitchen/welfare room
- 1 car parking space - £1,750 per annum.

Summary

Available Size	775 sq ft
Rates Payable	£3,842.30 per annum
Rateable Value	£7,700
Car Parking	£1,750 per space / annum
EPC Rating	C (74)

Description

12 Southgate Street comprises a period office building with lower ground and three upper floors. The property which is Grade II Listed, is newly refurbished and provides individually let office suites with shared entrance, stairs and WC facilities.

Location

The property is situated adjacent to the Hotel Du Vin in Southgate Street, a short walk to the High Street and within ½ mile of the mainline railway station. Tower Street public car park is just over ¼ mile away.

Winchester is situated off Junction 9, 10 & 11 of the M3, approximately 10 miles to the north of Southampton and the M27, and 16 miles south of Basingstoke. Winchester acts as the meeting point of the A34, A272, A31 and M3 and provides exceptional access to surrounding conurbations including Newbury (25 miles), Andover (15 miles), Alton (15 miles) and Salisbury (20 miles).

As well as an exceptional road network, Winchester’s mainline railway station provides regular services to London Waterloo (1 hour) and Southampton (20 minutes) as well as destinations across the South Coast.

Accommodation

Name	Sq ft	Sq m
2nd - Suite A	775	72
Total	775	72

Lease

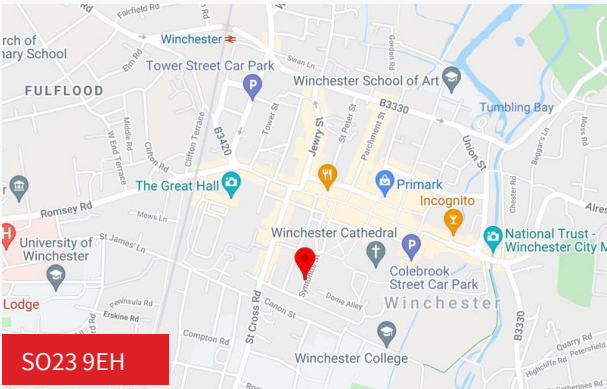
The premises are available on a new lease on terms to be agreed with periodic rent reviews.

Service Charge

There is a service charge for the upkeep of the building and common parts.

Legal Costs

Each party are to bear their own legal costs.



Viewing & Further Information

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