

OFFICES TO LET

City Centre Offices within an attractive courtyard in central Winchester

- **Newly refurbished**
- **In the City Centre**
- **Close proximity to High Street and train station**
- **Car parking space available**
- **Courtyard location with gym and café**
- **Available furnished or unfurnished**



Contact

Tina Wright MRICS

T: 01962 790631

E: tina.wright@carterjonas.co.uk

Phoebe Dawson

T: 01962 876837

E: phoebe.dawson@carterjonas.co.uk

2 Exchange Square, 27 Jewry Street, Winchester, SO23 8FJ

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 District. 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.

Description

The premises comprise a first floor self-contained serviced office, which benefits from being recently refurbished. The suite offers an open plan layout with three meeting rooms, LED lighting and separate front entrance. There is a WC on the ground floor and a kitchenette on the first floor. The office suite has 1 car parking space.

Accommodation

	Sq ft	Sq m
Office	946	87.89

Tenure

A new full repairing and insuring lease is available on terms to be negotiated.

Rental

£23,500 per annum.

A service charge is payable at £9.27 psf (£8,769 per annum).

Car parking spaces are available at an additional £2,000 pa per space

Rateable Value

The property is assessed for business rates as offices and premises with a rateable value of £17,750



VAT

Unless otherwise stated, rent is quoted exclusive of Value Added Tax (VAT). Any lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Local Authority

Winchester City Council.

Telephone: 01962 840222.

Legal Costs

Each party to bear their own reasonable legal costs.

Services

We believe that mains electricity, gas, water and sewerage are connected at the property.

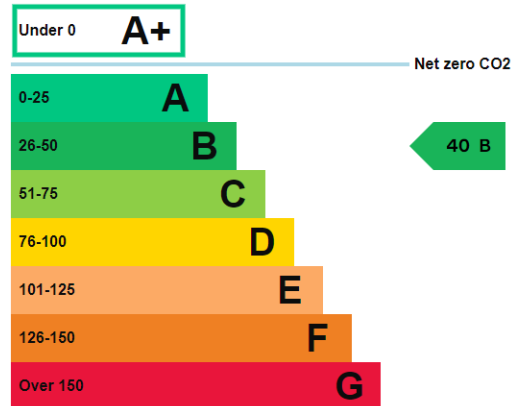
Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

Viewing

By appointment with the joint sole agents:

Carter Jonas LLP
Churchod & Co.

Energy Performance Certificate



Contact:

Tina Wright MRICS 01962 790631 tina.wright@carterjonas.co.uk

Phoebe Dawson 01962 876837 phoebe.dawson@carterjonas.co.uk

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or improvements to the property, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Classification E2 Business Data

Carter Jonas