

TO LET

OFFICES WITH DESIGNATED PARKING

590 SQ FT // 54.83 SQ M

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



HAMPSHIRE COMMERCIAL

goadsby

UNIT 9 CITY BUSINESS CENTRE
WINCHESTER, HAMPSHIRE, SO23 7TA

SUMMARY >

- GROUND FLOOR OFFICE
- 1 PARKING SPACE
- CITY CENTRE LOCATION

RENT: £11,210 PER ANNUM EXCL.



Location

The units are located in the well-established and popular City Business Centre in Hyde Street, which comprises 32 business units set in a courtyard. The main line railway station is under 5 minutes' walk and offers a frequent service to London Waterloo taking approximately 1 hour. Winchester city centre is also close by and offers a wide variety of shops, hotels and restaurants within a few minutes' walk. Rapid access to the M25 and M27 is afforded via the M3 which lies immediately to the east of Winchester.

Description

Ground floor office space, the accommodation benefits from a kitchen and WC, along with a small meeting room to the rear. The space also has the benefit of air conditioning.

Accommodation

Ground floor 590 sq ft // 54.83 sq m

Lease

The property is available on a new lease direct from the landlord, terms to be agreed.

Rent

£11,210 per annum exclusive.

Rateable Value

£9,900
Rates payable at 49.9p in the £ (year commencing 1st April 2023)

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

EPC Rating

D - 99



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](#).

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)

