



STAPLE HOUSE

WINCHESTER

Staple Gardens,
Winchester, SO23 8SR



THE MALINS GROUP

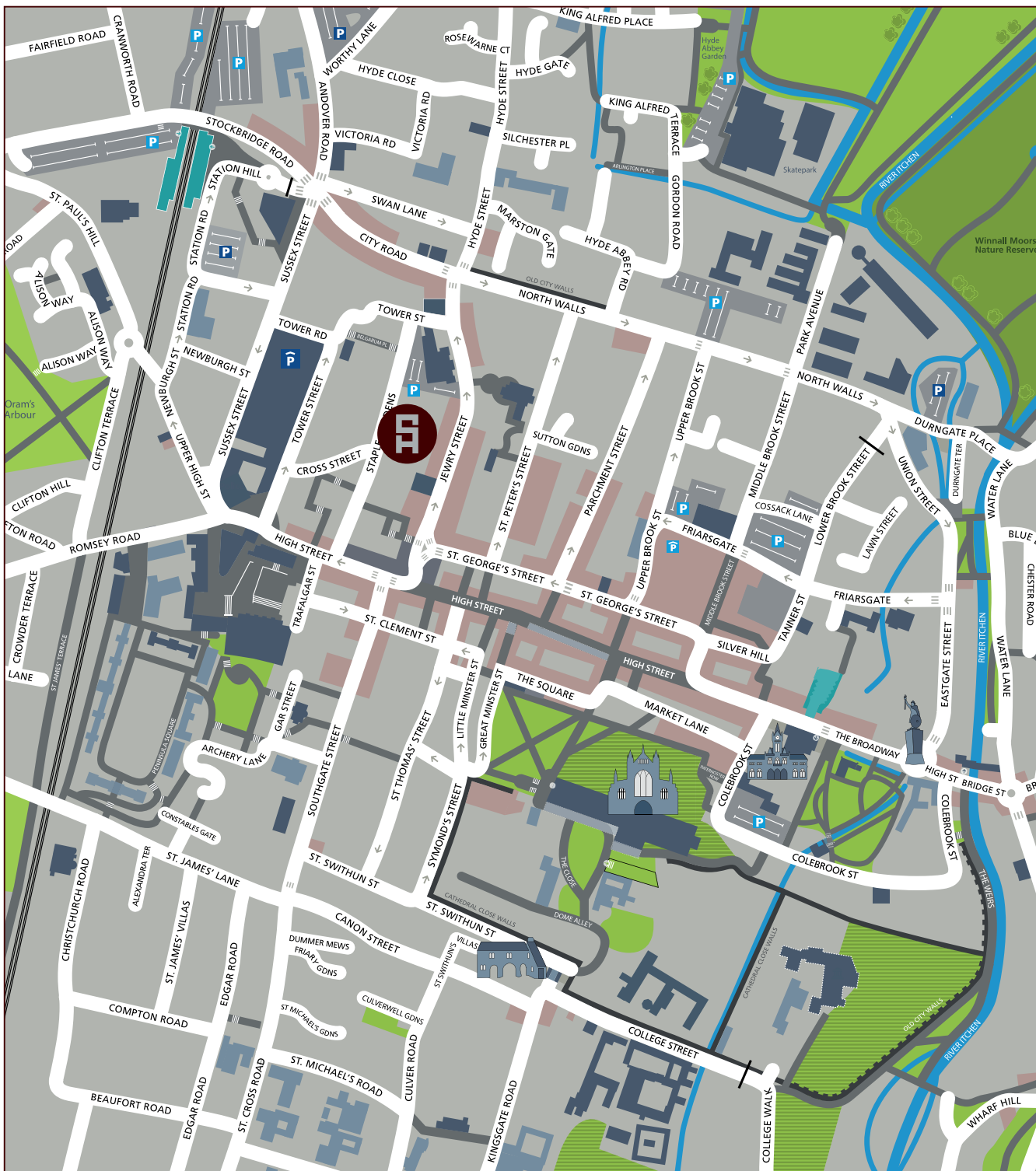
Staple House Staple Gardens, Winchester, SO23 8SR

Staple House is a centrally located office building within striking distance to the High Street. Other local occupiers include the Hotel du Vin, several estate agents, hairdressing salons, boutiques, and furniture retailers.

Winchester is a popular, affluent and attractive cathedral city and county town which benefits from excellent communication links. Staple Gardens is a key street in the city centre, with easy access to the M3 motorway adjacent to junction 9, 10 and 11, connecting with the A34 and A31. Winchester railway station is within 1/2 mile, providing regular services to Southampton (10 minutes), Basingstoke (15 minutes) and London Waterloo (1 hour).

Tower Street multi-storey car park serves this area of the city centre and offers discounts on season tickets for environmentally friendly cars (ultra low emissions and electric vehicles) of between 50% - 75%. Winchester is also served by four Park and Ride schemes, all within 3 1/2 miles of the property, offering a cheaper parking alternative for commuters.

Winchester is the base for Hampshire County Council and Winchester City Council which combined have a large workforce. The city is also a very popular tourist destination due to the famous cathedral and historic central area. Winchester University also draws a significant number of students and visitors to the city.



Staple House, a statement office building accessed just off Staple Gardens with direct lift access to the second floor. The offices and communal areas have been comprehensively refurbished to provide high quality lateral space fitted out to Grade A specification, metal ceilings, recessed lighting, comfort cooling and a bespoke kitchen. The communal areas provide a clean open approach, with a designated concierge desk. Furthermore, there is a bike store and car charging area located on the lower ground floor.

SECOND FLOOR

Size	2,597 Sq Ft
Rent	£77,910 + VAT
Rateable Value	£48,024 @ 51.2p. (Rates Payable £24,588.288)
EPC Rating	B
Service Charge	£16,880.50
Parking	x2 Car Park Spaces (Electric Charging Point)







Floorplan





On the instruction of



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Enquiries and viewings

For further information or arrangement to view the property please contact:



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AML documents to be provided upon request.

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