

TO LET

SELF CONTAINED OFFICES WITH PARKING

1,789 SQ FT // 166.18 SQ M



HAMPSHIRE COMMERCIAL

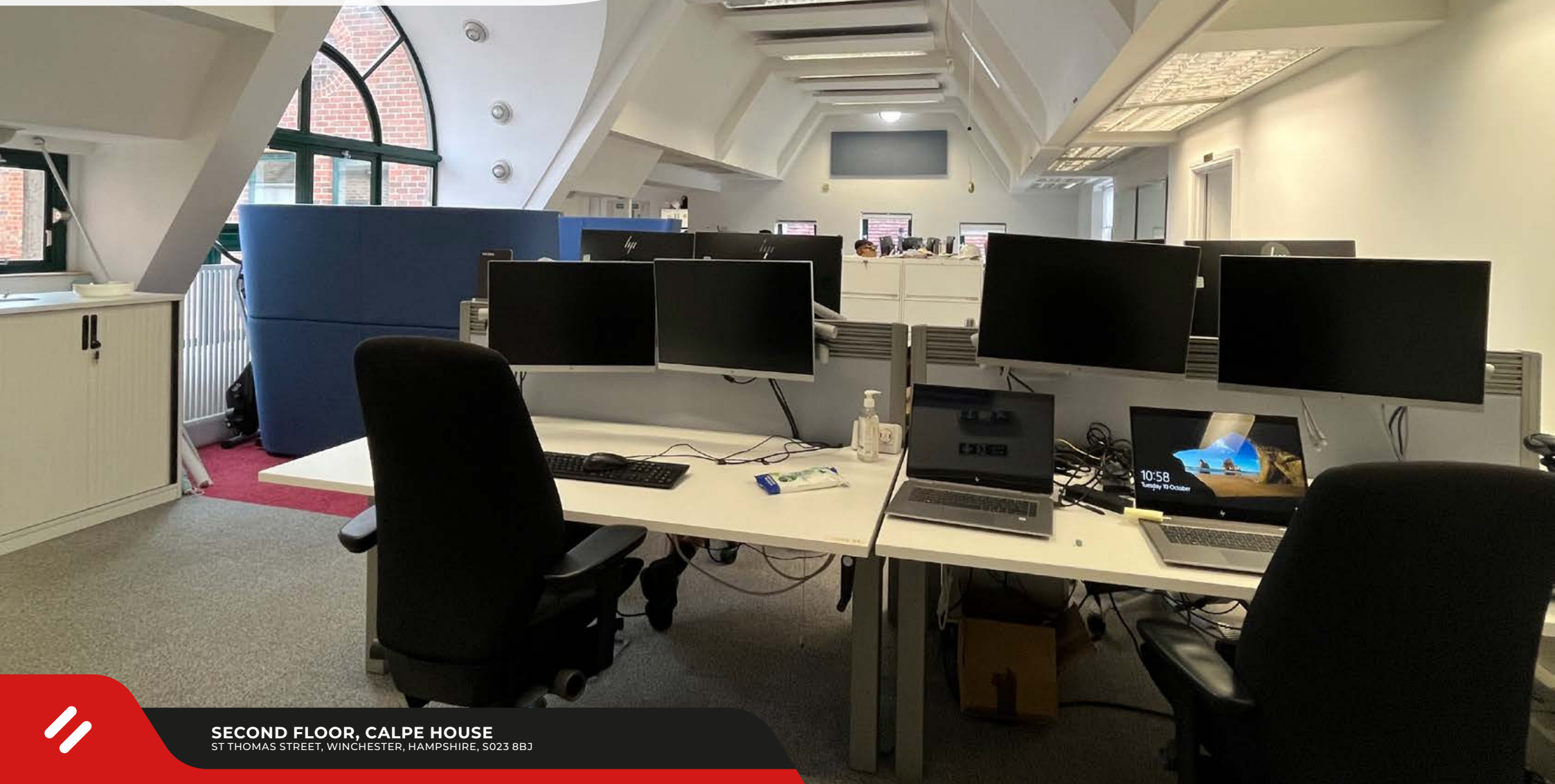
goadsby

SECOND FLOOR, CALPE HOUSE

ST THOMAS STREET, WINCHESTER, HAMPSHIRE, SO23 8BJ

SUMMARY >

- ATTRACTIVE PERIOD BUILDING
- HISTORIC CITY CENTRE LOCATION
- SEPARATE RECEPTION AREA
- SUSPENDED CEILINGS
- PRIVATE ALLOCATED PARKING



Location

The property is located in the centre of the city of Winchester. The city benefits from good transport links, with Junctions 9, 10 & 11 of the M3 all located nearby. It is 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).

The office is located on the corner of St Thomas Street and Little Minster Street, to the west of the High Street which provides a wide variety of shops, hotels and restaurants.

The main line train station is located a short walk from the property with regular services to Southampton, Basingstoke and London Waterloo.

Description

The offices provide quality modern office space in a predominantly open-plan format.

The offices provide the following:

- Separate reception area
- Perimeter trunking
- Suspended ceilings
- 1 allocated parking space
- Separate male and female WC's

Accommodation

	sq m	sq ft
Second floor	166.18	1,789
Total gross internal area approx.	166.18	1,789

Rent

£40,000 pax.

Rateable Value

TBC

EPC Rating

To be renewed

Lease

The premises are available by way of a new full repairing and insuring lease.



Service Charge

There will be a service charge for cleaning of the common areas and maintenance of common parts, refuse collection and insurance.

Legal Costs

The incoming tenant is to bear both parties reasonable legal costs.

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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

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)

