

FULLY REFURBISHED



Exchange Square

Jewry Street, Winchester, SO23 8FJ

City Centre Offices with Parking, set within an attractive courtyard development with onsite gym, and cafe.

950 to 2,250 sq ft
(88.26 to 209.03 sq m)

- Newly refurbished
- City Centre location
- Close proximity to High Street and train station
- Allocated car parking
- Excellent natural light
- EPC rating of A or B

Summary

Available Size	950 to 2,250 sq ft
Rent	£24,750 - £59,500 per annum
Business Rates	On application
Service Charge	£7.25 per sq ft 2024
VAT	Applicable
EPC Rating	B

Description

2nd Floor, 1 Exchange Square - Comprising the whole of the second floor, the premises has undergone a full refurbishment and provides an open plan layout, with LED lighting, carpet tiles, perimeter trunking and secure intercom entry. To the rear of the property there are 4 allocated car parking spaces, available at an annual rent of £2,000 p.a. per a space.

1st Floor, 2 Exchange Square -Facing Jewry Street, the self-contained office benefits from being recently refurbished. The suite offers an open plan layout, LED lighting, kitchenette facility and separate entrance. There will be a toilet on the ground and first floor. To the rear of the property there is 1 allocated car parking space, available at an annual rent of £2,000 p.a. Flexible inclusive terms will be considered.

Externally there is an attractive courtyard, with a neighbouring Gym and popular Josies coffee shop.

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 County Council. 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.

Accommodation

The accommodation comprises the following areas:

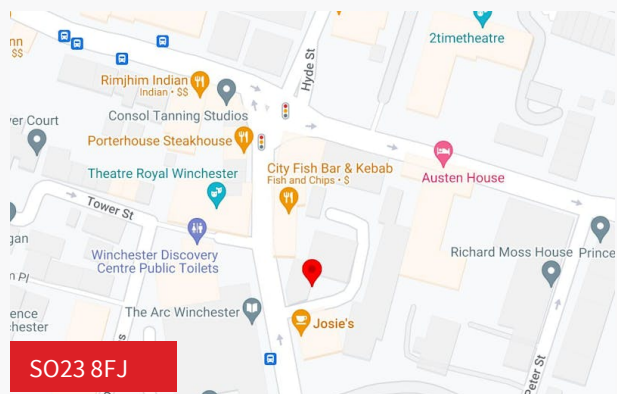
Name	sq ft	sq m	Rent	EPC	Availability
1st - 2 Exchange Sq.	950	88.26	£23,500 per annum	B (40)	Available
2nd - 1 Exchange Sq.	2,250	209.03	£57,500 per annum	A (18)	Available
Total	3,200	297.29			

Services

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

Terms

New full repairing and insuring lease(s) are available on terms to be negotiated.



Viewing & Further Information

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Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Video

➔ Video Tour - <https://vimeo.com/894915173>