

# 32 St Thomas Street, Winchester Carter Jonas

## OFFICES TO LET – potential 236 - 1,653 sq ft

### Self-contained offices overlooking High Street & St Thomas Street available in various configurations

- **Modern first floor courtyard offices**
- **Redecorated**
- **City Centre location**
- **Close proximity to High Street and local amenities**
- **Potential to create range of size options**



#### Contact:

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# 32 St. Thomas Street, Winchester SO23 9HJ

## Location

The property is located in Winchester city centre, situated between the pedestrianised area of the High Street and St Clement Street. Access is achieved via a spiral staircase from St Thomas Street. Winchester is home to a number of professional firms and corporate bodies, including the council offices for Winchester City and Hampshire District. The city benefits from excellent road, rail and flying communication links. The local area has a mixture of uses including professional services, retail, restaurants, cafes and institutional buildings. Parking is available at the nearby Tower Street multi-storey car park.

## Description

The premises comprise an office unit with external access at first floor level off a courtyard. The property has been recently redecorated and fitted out to a high specification to provide office accommodation at entrance level, with further offices at second floor. If taken as suites, there will be a shared reception, toilets and kitchen.

## Accommodation

Can be let in suites from 236 sq ft (21.93 sq m) upwards depending on requirements

Or taken in its entirety as follows:

	Sq ft	Sq m
<b>First Floor</b>		
Offices	962	89.37
<b>Second Floor</b>		
Offices	* 691	* 64.20
Total	<b>1,653</b>	<b>153.57</b>

\* Measured to 1.5m clear height on a Net Internal Area (NIA) basis. The total NIA is **1,653 ft<sup>2</sup> (155.24 m<sup>2</sup>)** but including the sub-standard height areas **the floor space extends to 1,711 ft<sup>2</sup> (156.6 m<sup>2</sup>)**.

## Tenure

If **let as a whole** a new full repairing and insuring lease will be sought on terms to be negotiated. Service charge re structure and common parts.

If **let in suites** there will be a rent plus an element for heating, lighting etc. using a communal services plus an agreed service charge element to reflect ongoing costs regarding building insurance, common parts and external repairs and decoration.

## Rental

Dependent on suites taken; available on request.

## Rateable Value

The property is assessed for business rates as offices and premises with a rateable value of £28,500. If let as suites the rating assessment will be split and potentially no business rates will be payable.

## 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 / T: 01962 840222.

## Legal Costs

Each party to bear their own reasonable legal costs.

## Services

We believe that mains electricity, water and sewerage are connected at the property. No gas supply is connected.

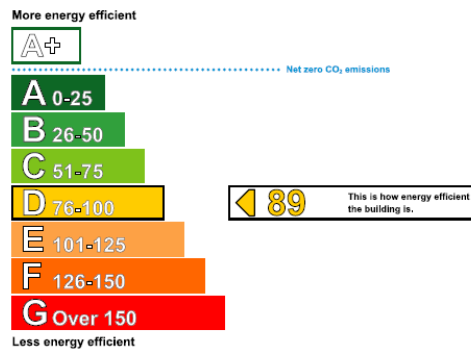
Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

## Viewing

By appointment with the sole agents:

Carter Jonas LLP

## Energy Performance Certificate



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## IMPORTANT INFORMATION

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