

60-61 High Street, Winchester

Carter Jonas

# TO LET

## City Centre Individual Offices

- Individual office suites at first and third floor to let
- City centre location on main retail street in Winchester
- Communal meeting room
- Close to railway station, public car parks and central shopping area



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Carter Jonas LLP, 3 Royal Court, Kings Worthy, Winchester SO23 7TW

# 60-61 High Street, Winchester SO23 9BX

## Location

The offices are centrally located at the top of the pedestrianised section of High Street in Winchester. The High Street is a well performing retailing area with a number of national chains, such as Waterstones, ASK Italian and Joules; as well as other commercial users, including offices and leisure facilities.

The offices at the subject look out towards Jewry Street where there are a number of national occupiers, including restaurant chain Turtle Bay, several independent bars and restaurants, as well as professional firms including Dutton Gregory Solicitors. The Winchester Theatre Royal and Public Library are located at the northern end of Jewry Street. Further up the High Street are the Hampshire County Council offices, the historical Winchester Great Hall and the law courts.

Winchester Railway Station and Tower Street multi-storey car park are both within a short walking distance, as well as several bus stops offering access to several inner-city and regional bus routes.

Winchester benefits from excellent communication links being adjacent to junctions 9, 10 and 11 of the M3, connecting with the A34 and A31.

## Description

The accommodation available comprise three individual offices suites in a period building, set above Rawlings Opticians. The offices offer plenty of natural light with electric heating and air conditioning to the first floor suites. All suites benefit from a managed communal meeting room. There are shared kitchen and toilet facilities.

## Accommodation

The premises extend to the following approximate floor areas:

	Sq M	Sq Ft
Office Suite A first floor	23.97	258
Office Suite B first floor	20.62	222
Office Suite E third floor	24.62	265

## Tenure

A new full repairing and insuring lease is available on terms to be negotiated.

## Rateable Values (effective 1<sup>st</sup> April 2023)

Office Suite A: £5,300  
Office Suite B: £4,050  
Office Suite 3: £3,300

## Rental

Office Suite A: £7,250 per annum exclusive.  
Office Suite B: £6,200 per annum exclusive.  
Office Suite 3: £6,500 per annum exclusive.

## 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.  
Telephone: 01962 840222.

## Legal Costs

Each party to bear their own reasonable legal costs.

## Services

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

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  
9/10 Jewry Street, Winchester SO23 8RZ

## Energy Performance Certificate

Available on request.



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[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

## IMPORTANT INFORMATION

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Classification L2 - Business Data

# Carter Jonas