

TO LET

Purpose-built modern city centre offices

Suites available 1,502 ft² (139.54 m²) to 4,804 ft² (446.32 m²)

- City-centre location
- Close to train station and High Street
- Two separate accesses allowing subdivision if required
- 5 parking spaces



Contact:

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3 Royal Court, Kings Worthy, Winchester, SO23 7TW

1-2 Crown Walk, 1 Jewry Street, Winchester SO23 8BB

Location

The property is located on Jewry Street, in a purpose-built office building 350 yards from the station. Winchester is home to a number of professional firms and corporate bodies, including the council offices for 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 and institutional buildings. Parking for 5 cars is available on site and additional parking is available at the nearby Tower Street multi-storey carpark.

Description

The premises comprise a purpose-built office building with offices available over the first and second floor. Access is via the main entrance on Jewry Street with secondary access also available should subdivision be required. The first floor is currently laid out as a single office rather than 2 suites.

Accommodation

The premises extend to the following approximate floor areas:

<u>1 Crown Walk</u>	m ²	ft ²
First floor	151.90	1,635
Second floor	139.54	1,502

<u>2 Crown Walk</u>	m ²	ft ²
First floor	26.20	1,677
	63.17	680
Total	446.32	4,804

Tenure

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

Rental

On application – dependent upon the extent of accommodation required.

Rateable Value

The property is assessed for business rates as offices and premises with a rateable value of £68,500 (effective April 2017), £86,500 (effective April 2023).

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.

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.

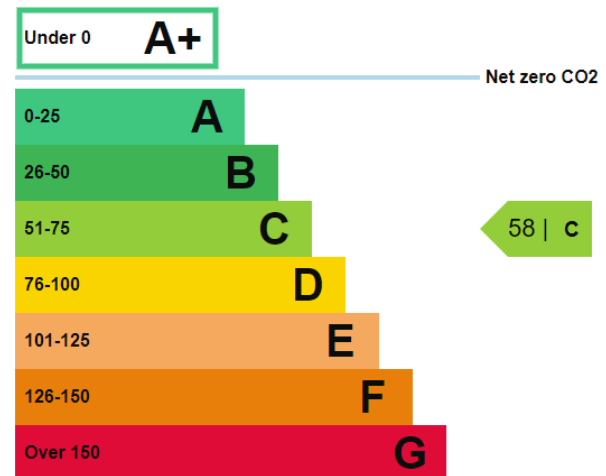
Viewing

By appointment with the sole agents:

Carter Jonas LLP

9/10 Jewry Street, Winchester SO20 8RZ

Energy Performance Certificates



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IMPORTANT INFORMATION

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Carter Jonas