

# **OFFICES TO LET**

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## **Period offices in central Winchester with parking**

- **In the City Centre**
- **Proximity to the High Street and train station**
- **3 car parking spaces**
- **Available as the whole or as suites**



### **Contact**

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# Westgate Chambers, 82 High Street, Winchester SO23 8SR

## Location

The property is located in Winchester city centre, situated on the High Street and accessed from Staple Gardens. Winchester is home to several corporate bodies and professional firms, including the council offices for Winchester City and Hampshire District. 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 an 8-minute walk to the northwest.

## Description

The premises are accessed from two pedestrian entrances off Staple Gardens, and is used as offices throughout. The accommodation is arranged over the ground, first and second floor and benefits from a lift. At the front, overlooking the High Street, is a raised single office. In the midsection of the building there are WCs and kitchen facilities together with cellular offices, and the rear of the building comprises single open plan offices.

Outside, the property has the advantage of 3 car parking spaces.

## Accommodation

	Sq ft	Sq m
Ground floor offices	1,258	116.87
First floor offices	1,886	175.21
Kitchen	26	2.42
Second floor offices	1,926	178.93
Kitchen	25	2.32
<b>Total</b>	<b>5,121</b>	<b>475.75</b>

## Tenure

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

## Rental

£90,000 per annum.

## Rateable Value

Upon enquiry



## 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.

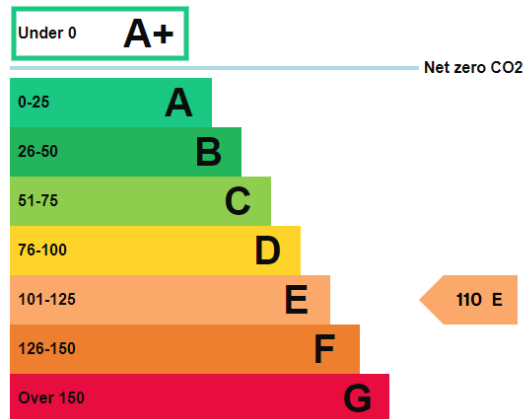
Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

## Viewing

By appointment with the sole agents:

Carter Jonas LLP

## Energy Performance Certificate



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## IMPORTANT INFORMATION

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**Carter Jonas**