

## OFFICES TO LET

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### Self-contained first floor offices in central Winchester

- **Newly refurbished**
- **In the City Centre**
- **Close proximity to High Street and train station**
- **Car parking space**
- **Courtyard location with gym and café**
- **Available furnished or unfurnished**



#### Contact

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# 2 Exchange Square, 27 Jewry Street, Winchester, SO23 8FJ

## 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 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 a 5-minute walk to the north west.

## Description

The premises comprise a first floor self-contained serviced office, which benefits from being recently refurbished. The suite offers an open plan layout with three meeting rooms, LED lighting and separate front entrance. There is a WC on the ground floor and a kitchenette on the first floor. The office suite has 1 car parking space.

## Accommodation

	Sq ft	Sq m
Office	946	87.89

## Tenure

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

## Rental

£24,750 per annum.

A service charge is payable at £9.27 psf (£8,769 per annum).

## Rateable Value

The property is assessed for business rates as offices and premises with a rateable value of £17,750



## 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.

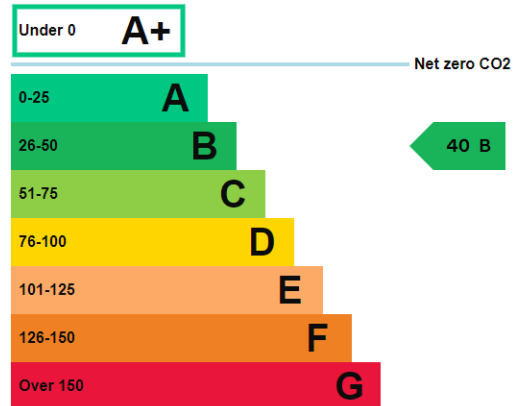
Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

## Viewing

By appointment with the joint sole agents:

Carter Jonas LLP  
Churchod & Co.

## Energy Performance Certificate



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## IMPORTANT INFORMATION

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Classification LZ - Business Data

# Carter Jonas