

TO LET

SERVICED OFFICES

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



HAMPSHIRE COMMERCIAL

goadsby

SOUTHGATE CHAMBERS

37/39 SOUTHGATE STREET, WINCHESTER, HAMPSHIRE, SO23 9EH

SUMMARY >

- GRADE II LISTED BUILDING
- CATHEDRAL GROUNDS NEARBY
- SERVICED OFFICES
- FLEXIBLE TERMS
- 24/7 ACCESS
- STAFFED RECEPTION



Location

This Grade II listed property, with Cathedral views, is located on Southgate Street.

Southgate Street is a main arterial route into the City Centre, with the M3 motorway easily accessible via Junction 11 located approximately 1 mile away. Junctions 9 and 10 are within 3 miles of the building and Winchester main line train station is a 5 minute walk.

Winchester itself is a popular, attractive and affluent Cathedral City and County town and a very popular tourist destination. It is the base for Hampshire County Council and Winchester City Council which combined have a large workforce. The University of Winchester and Winchester School of Art also draw a significant number of students and visitors to the City.

Description

The property comprises a mid-terrace period building with an attractive frontage onto Southgate Street. The main building provides a mix of cellular offices over the ground and three upper floors.

There is vehicular and pedestrian access from St Thomas Street and the Cathedral grounds are a 5 minute walk.

Licences

Each serviced office is offered on a flexible licence with a rollong two calendar month notice period. Rents are assessed annually.

EPC Rating

The Property is Grade II Listed and does not require an EPC.

Rateable Value

Each office suite is assessed on an individual basis.

Accommodation

Suite	Size (Workstations)	Rent (PCM)*	Availability
2 nd Floor Room 7 / 2.6	102 sq ft 3 people	£720 + VAT	November
3 rd Floor Room 7 / 3.4	56 sq ft 1 person	£305 + VAT	Available
3 rd Floor Room 9 / 3.1	110 sq ft 1/2 people	£594 + VAT	Available
3 rd Floor Room 9 / 3.4	136 sq ft 2/3 people	£668 + VAT	October
3 rd Floor Room 9 / 3.5	205 sq ft 4 people	£725 + VAT	October

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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*The above rents are quoted inclusive of utilities, premises insurance, and cleaning but exclusive of VAT, business rates, telephone and broadband services, and all other outgoings.





Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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