

Business Space

To Let

From

2,658 sq ft

Up to:

8,469 sq ft

Tanner Street, Winchester
Hampshire, **SO23 8AD**



ST CLEMENTS
WORKS

Summary

- 🏠 Winchester City Centre Location
- 🏠 Suitable for a variety of uses within Class E
- 🏠 Flexible Terms
- 🏠 Approximately ½ mile from Winchester Railway Station
- 🏠 Parking for 15 cars
- 🏠 Available on a floor by floor basis or as a whole

Rent:
£15 per sq ft

Exclusive of VAT



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Location

St Clements Works is located in the bustling **heart** of Winchester in the centre of its **primary regeneration area**. Yards from the High Street with its many facilities, and adjacent to the bus station - the rail station is a short distance walk.

The city centre is home to a broad range of enterprises including traditional service providers and independent start-up companies. In addition to the custom drawn from an affluent district, the historic city attracts more than **five million tourists** each year.

The pool of academic talent is driven by **two universities**. The high quality of the local workforce, the housing in the city and close by, good schools and generally the lifestyle afforded, make this an attractive place in which to do business.

NB. The Location Map and Aerial View are both accurate but show a photo of the new surgery.



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Description

Built as offices in the early 1970s, the three-storey building is currently being used as a doctors' surgery which will be relocating to new premises nearby. The floors offer cellular space in the form of numerous individual rooms with all floors being serviced by a lift and two sets of stairs for access. Uniquely for this position in Winchester, the property benefits from a private car park for 15 cars.

Available to rent either by individual floors or as a whole.

Accommodation

Ground Floor	268 sq m	2,884 sq ft
First Floor	272 sq m	2,927 sq ft
Second Floor	247 sq m	2,658 sq ft

Total	787 sq m	8,469 sq ft
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Tenure

Leasehold

Available on flexible terms.

Freehold

May be available.

Rent

£15 per sq ft exclusive of VAT, business rates, buildings insurance premium, utilities and all other outgoings.

Rateable Value

£23,250 (from 1.4.23)

EPC Rating

E - 113

Viewing

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



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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/tenant once a sale/letting 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.

