

**REFURBISHED CITY CENTRE OFFICES**



## First Floor

88/89 High Street, Winchester, SO23 9AP

## Refurbished City Centre Offices

850 sq ft  
(78.97 sq m)

- Prominent City Centre Location
- 5 minute walk to Winchester Station
- Recently refurbished, with partitioned boardroom
- Self contained, with own kitchen and w/c's
- Within an attractive and prominent building

## Summary

Available Size	850 sq ft
Rent	£19,500.00 per annum
Business Rates	To Be Reassessed
Service Charge	Fair & Reasonable Proportion, reflecting 33.33% of costs.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

88/89 High Street is an attractive and prominent building. The available space is located on the first floor, which is accessed via a separate entrance, serving the first and second floors only.

The subject premises is divided to provide an open plan office, meeting room, server room, kitchen, male and female toilets.

The property is specified with a suspended ceiling, LED lighting, and is heated and cooled via air conditioning.

The furniture is also available by separate arrangement.

## Location

88/89 High St is situated towards the northern side of the High Street in the city centre of Winchester, and is prominently positioned at the junction to Southgate Street.

Winchester is situated off Junction 9, 10 & 11 of the M3, approximately 10 miles to the north of Southampton and the M27, and 16 miles south of Basingstoke. Winchester acts as the meeting point of the A34, A272, A31 and M3 and provides exceptional access to surrounding conurbations including Newbury (25 miles), Andover (15 miles), Alton (15 miles) and Salisbury (20 miles).

As well as an exceptional road network, Winchester's mainline railway station provides regular services to London Waterloo (1 hour) and Southampton (20 minutes) as well as destinations across the South Coast.

## Terms

A new lease is available for a term to be agreed, contracted outside the Landlord & Tenant Act 1954 (Part II) as amended.

## Viewings

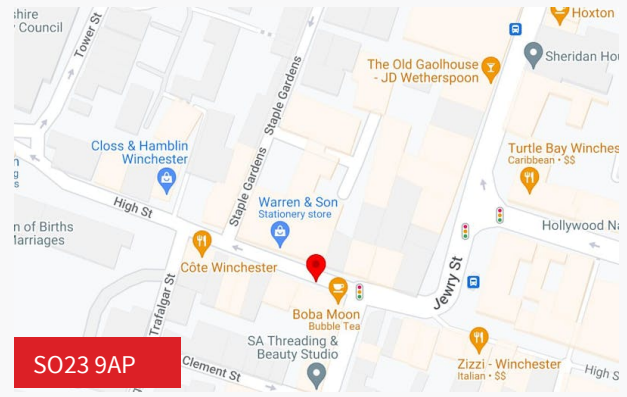
Strictly by appointing with the sole agents

## Service Charge

In addition to the rent, a service charge is payable in respect of the common areas including cleaning of common areas, external/internal repairs and maintenance

## Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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