

## TO LET

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**Self-contained lower ground floor offices in central Winchester with approximate Net Internal Area of 52.81 m<sup>2</sup> (568 ft<sup>2</sup>)**

- **City Centre Location**
- **Close proximity to High Street and local amenities**
- **Natural light front and rear**
- **1 parking space**



### Contact:

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# 45 Southgate Street, Winchester SO23 9EH

## Location

The property is located in Winchester city centre, situated on Southgate Street. Winchester is home to a number of professional firms and corporate bodies, including the council offices for Winchester City Council (District authority) and Hampshire County Council.

Winchester benefits from excellent rail and road communication links due to Winchester mainline railway station and its proximity to the M3. Additional parking is available at the nearby Tower Street multi-storey car park.

## Description

The premises comprise two offices, kitchenette and WC. Access is via a staircase from Southgate Street, or via St Swithun Street. The property has good natural light as well as access to an outside area. The property has one parking space.

## Accommodation

The property currently extends to the following approximate floor area:

|                         | Sq ft | Sq m  |
|-------------------------|-------|-------|
| Total Net Internal Area | 568   | 52.81 |

## Tenure

A new lease is available on terms to be negotiated.

## Rental

£12,000 per annum inclusive.

## Rateable Value

The property is currently assessed for business rates as offices and premises with a rateable value of £8,600.

## 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 / T: 01962 840222.

## Legal Costs

Each party to bear their own reasonable legal costs.

## Services

We believe that mains electricity, water and sewerage are connected at the property. No gas supply is connected.

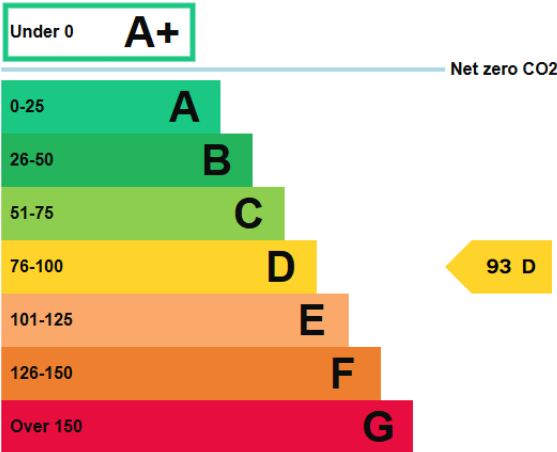
Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

## Viewing

By appointment with the sole agents:

Carter Jonas LLP

## Energy Performance Certificate



# Carter Jonas

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## IMPORTANT INFORMATION

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