

## TO LET

### City Centre Character Offices with parking

Approximate Net Internal Area 222.70 m<sup>2</sup> (2,397 ft<sup>2</sup>)

- **Prominent positioned 4 storey office building**
- **Allocated parking to rear**
- **Central location**
- **Self contained building with rear access**



#### Contact:

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# 43 Southgate Street, Winchester SO23 9EH

## Location

The offices are situated prominently on Southgate Street, which is the principal road into Winchester from the South and Junction 11 of the M3.

Winchester Railway Station and Tower Street multi-storey car park are both within walking distance, as is the pedestrianised section of the High Street.

Winchester benefits from excellent communication links being adjacent to junctions 9, 10 and 11 of the M3, connecting with the A34 and A31.

## Description

The premises comprise a mid-terrace, 4 storey office building benefitting from the following brief specification;

- 2 Kitchens (providing opportunity to sublet part)
- Good natural lighting
- Gas central heating
- Rear access

Externally there are 4 car parking spaces to the rear, accessed from St Swithun Street.

## Accommodation

The premises extend to the following approximate floor areas:

Floor	Sq m	Sq ft
Lower ground offices	50.54	544
Kitchenette	5.48	59
Toilet		
Ground floor offices	49.42	532
First floor offices	45.34	488
Toilets		
Second floor offices	41.06	442
Print area	3.73	40
Kitchen	2.51	27
Third floor office full height	24.62	265
Toilet		
<b>Total Net Internal Area</b>	<b>222.69</b>	<b>2,397</b>

NB. At third floor level there is an additional area of offices of sub standard height.

## Terms

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

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## IMPORTANT INFORMATION

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## Rental

£45,000 per annum exclusive.

## Rateable Value

Rateable Value (GF, FF, SF and TF): £34,000.

Rateable Value (LGF): £10,000.

## VAT

The rental is exclusive of VAT, if applicable.

## Legal Costs

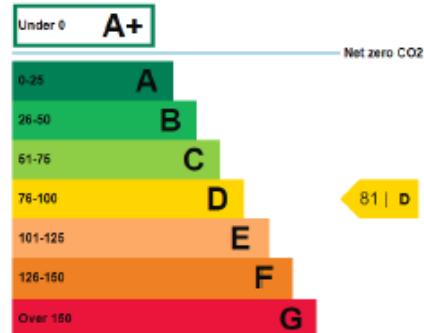
Each party to bear their own reasonable legal costs.

## 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.

## Energy Performance Certificate



Properties are given a rating from A+ (most efficient) to G (least efficient).



**Carter Jonas**