

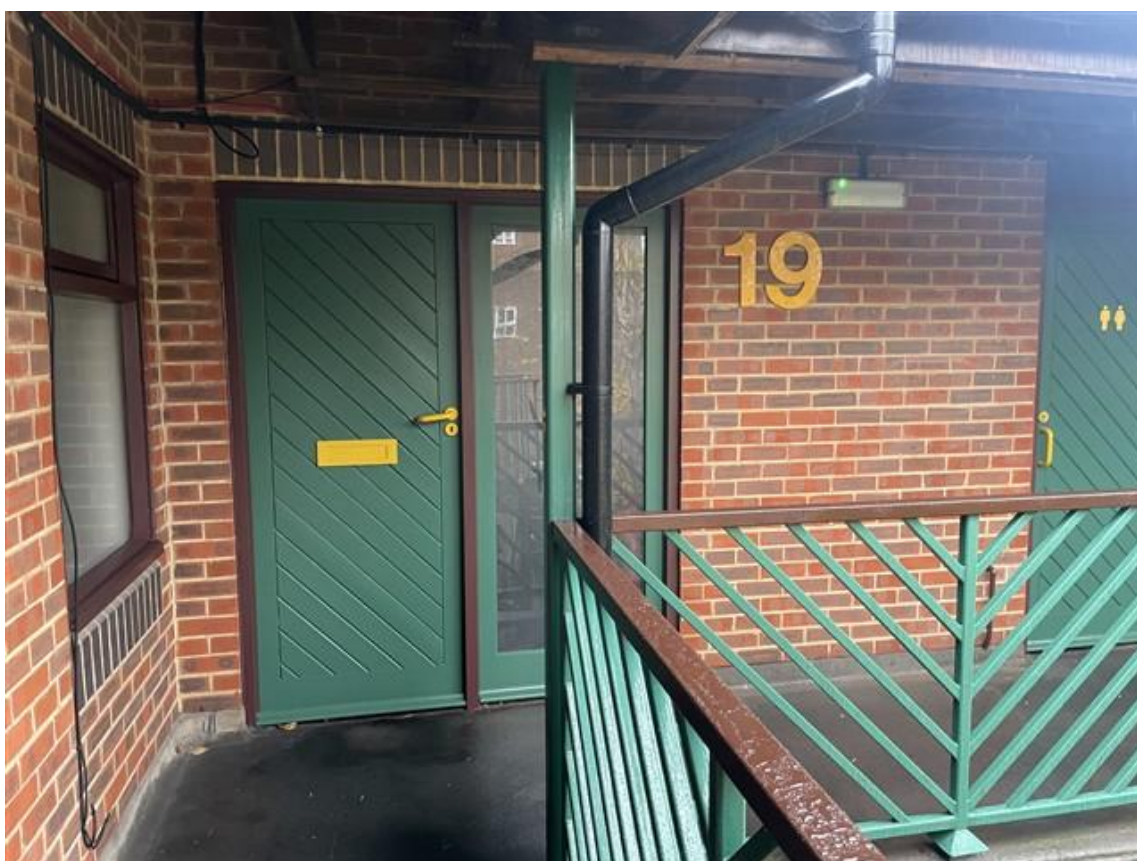
## TO LET

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### Self-Contained City Centre Office with parking

Approximate Net Internal Area 80.71 m<sup>2</sup> (869 ft<sup>2</sup>)

- **Self-Contained first floor office suite**
- **Allocated parking space and visitor parking**
- **Central location**



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Carter Jonas LLP, 3 Royal Court, Kings Worthy, Winchester SO23 7TW

# Unit 19 City Business Centre, Winchester SO23 7TA

## Location

The offices are situated within the established City Business Centre on Hyde Street, located close to Winchester city centre. Winchester is an attractive and affluent cathedral city.

Winchester Railway Station and Tower Street multi-storey car park are both within walking distance, as is the pedestrianised section of the High Street. The mainline railway station provides direct links to London Waterloo with a journey time of around 1 hour.

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 self-contained first floor office suite, with external access at first floor level. The office suite benefits from the following brief specification;

- Kitchen
- Good natural lighting
- Electric heating
- One dedicated car parking space and visitor parking

## Accommodation

The accommodation available is as follows:

|                    | Sq ft | Sq m  |
|--------------------|-------|-------|
| <b>First Floor</b> |       |       |
| Offices            | 869   | 80.71 |

Measured on a Net Internal Area (NIA) basis.

## Terms

A new full repairing and insuring lease is available on terms to be negotiated, with a service charge payable to cover shared services.

## Rental

£10,500 per annum exclusive.

## Rateable Value

The property is assessed for business rates as offices and premises with a rateable value of £18,250.

## 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

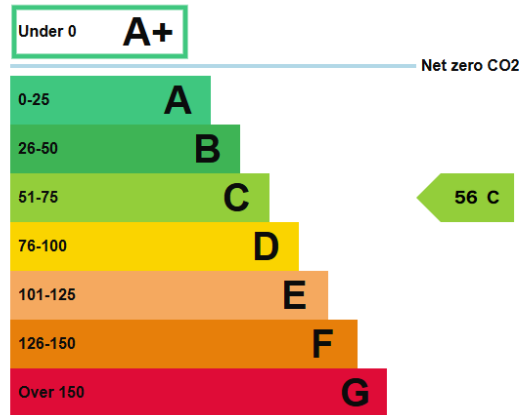
Each party to bear their own reasonable legal costs.

## Services

We believe that mains electricity, water and sewerage are connected at the property.

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



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# Carter Jonas

## IMPORTANT INFORMATION

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