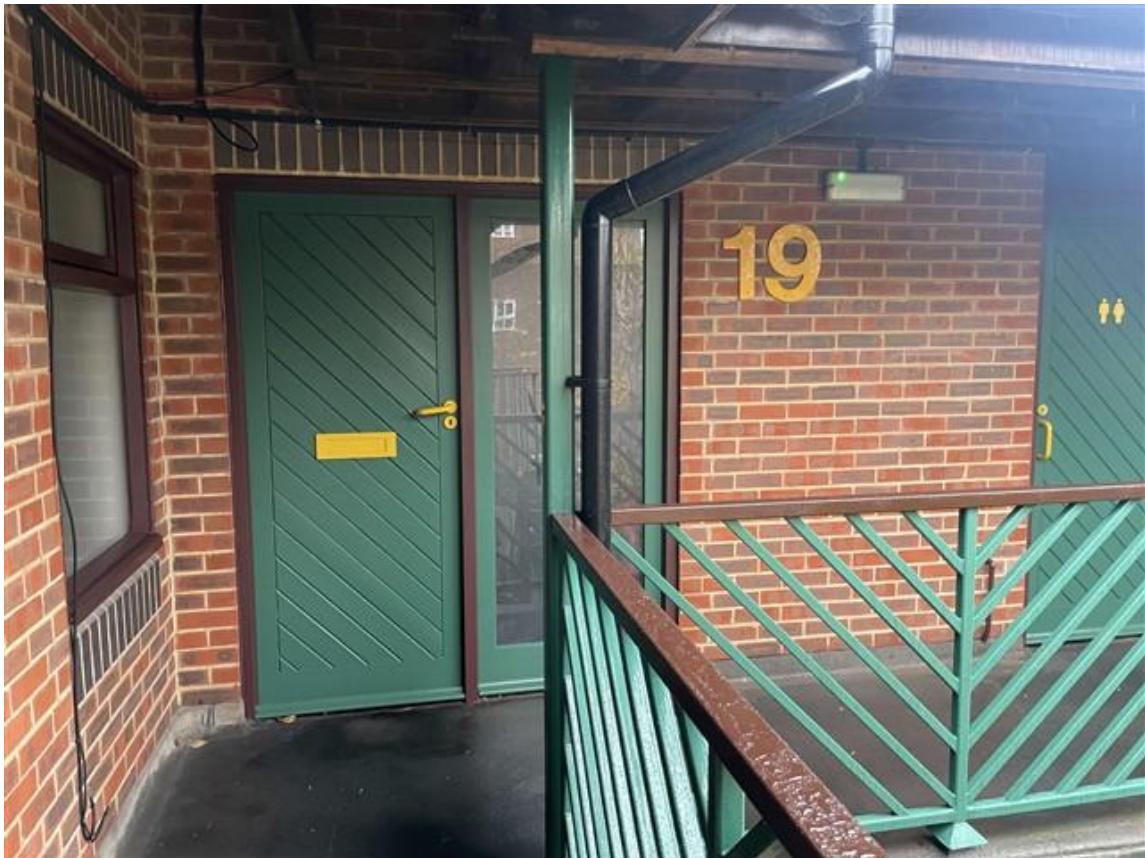


## TO LET

### **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**



#### **Contact:**

##### **James Bennett MRICS**

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# 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 £14,750.

## 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

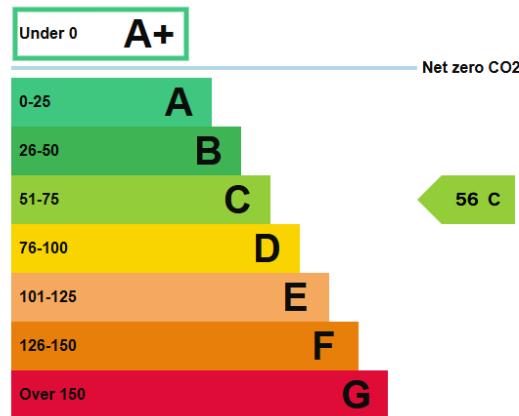
Each party to bear their own reasonable legal costs.

## 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



## Contact:

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[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

**Carter Jonas**