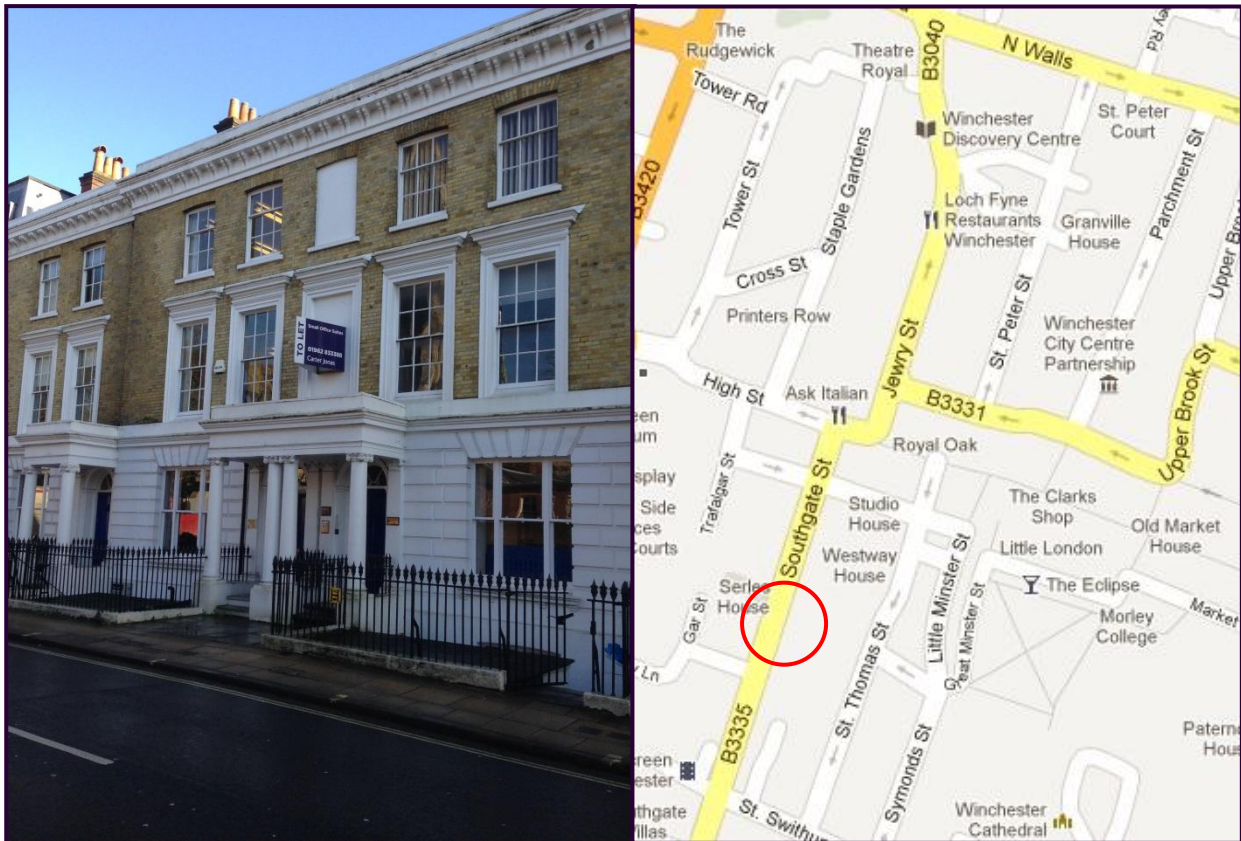


# TO LET

## Upper Floor City Centre Character Offices 224 ft<sup>2</sup> (20.86 m<sup>2</sup>)

- All-inclusive rent on flexible tenancy agreement
- Self-contained unit with WC
- Views across the City



**Contact:**

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3 Royal Court, Kings Worthy, Winchester SO23 7TW

# 45 Southgate Street, Winchester SO23 9EH

## Location

The offices are located in an attractive listed building fronting Southgate Street, approximately 300 yards from the High Street in a central location.

Winchester is a popular, attractive and affluent Cathedral City and County Town, which benefits from excellent communication links adjacent to junctions 9,10 and 11 of the M3, connecting with the A34 and A31. The city is home to a number of professional firms and corporate bodies, including the council offices for Hampshire District.

## Description

The office suite is located on the upper floor accessed from a communal hallway. A private staircase leads from within the self-contained entrance up to the unit. The office benefits from gas fired central heating, fluorescent strip lighting and a WC.

## Accommodation

The premises extend to the following approximate floor areas:

224 sq ft (20.86 sq m) net internal area

There are additional areas with restricted headroom which do not form part of the above measurement.

## Tenure

The accommodation is available on a flexible tenancy agreement. The quoted rents are inclusive of rates, service charge and utilities.

## Rental

£2,950 per annum.

There is the potential for car parking on a short-term basis by way of separate negotiation.



View from the office window

## Rateable Value

Business rates are included within the rental price but if the assessment is revised to assess each suite separately the tenant would be responsible but anticipated not to have to pay rates due to the reliefs available.

## VAT

Unless otherwise stated, rent is quoted exclusive of Value Added Tax (VAT). Any lesses must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Local Authority

Winchester City Council

Telephone: 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.

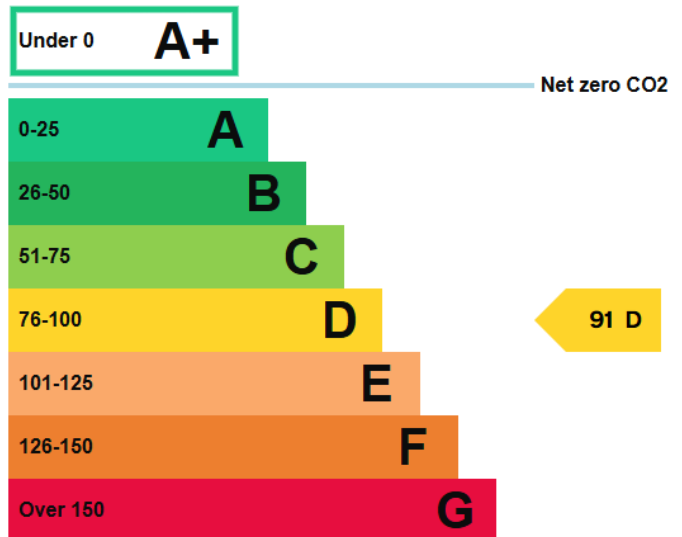
Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

## Viewing

By appointment with the sole agents:

Carter Jonas LLP

3 Royal Court, Kings Worthy, Winchester, SO23 7TW



## Contact:

### Sam Hunt

T: 01962 710877 / 07785 692516

E: Sam.Hunt@carterjonas.co.uk

3 Royal Court, Kings Worthy, Winchester, SO23 7TW

## 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