



Office B4 Gabare House, Winnall Valley Road, Winchester SO23 0LD

TO LET

Office Suite With Allocated Parking

**1,554 Sq Ft
(144 Sq M)**

DESCRIPTION

Gabare House comprises office accommodation arranged over ground and first floors within 2 interconnected buildings. The available office suite is situated on the first floor, with a shared access from the front car park. The accommodation offers open plan space with amenities including air conditioning for heating & cooling, suspended ceilings, florescent strip lighting and carpet, perimeter trunking, partitioned kitchen and breakout area, and 6 allocated parking spaces.

- ✓ 6 Allocated Parking Spaces
- ✓ Walking Distance to Winchester City Centre
- ✓ Excellent Access to A34 & M3 (J9)
- ✓ Kitchen & Break Out Area
- ✓ Comfort Heating & Cooling
- ✓ Service Charge £2 per sq ft



LOCATION

Gabare House is located at the end of Winnall Valley Road in Winchester main commercial district to the north of the city centre. The location provides excellent access to J9 of the M3 and the A34 and within a short walk to various amenities including a Premier Inn Hotel, Costa drive-thru, Tesco superstore and all the shops, bars and restaurants in Winchester city centre.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Office B4	1,554	144
Total	1,554	144

VAT

VAT will not be charged on rent in connection with this transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

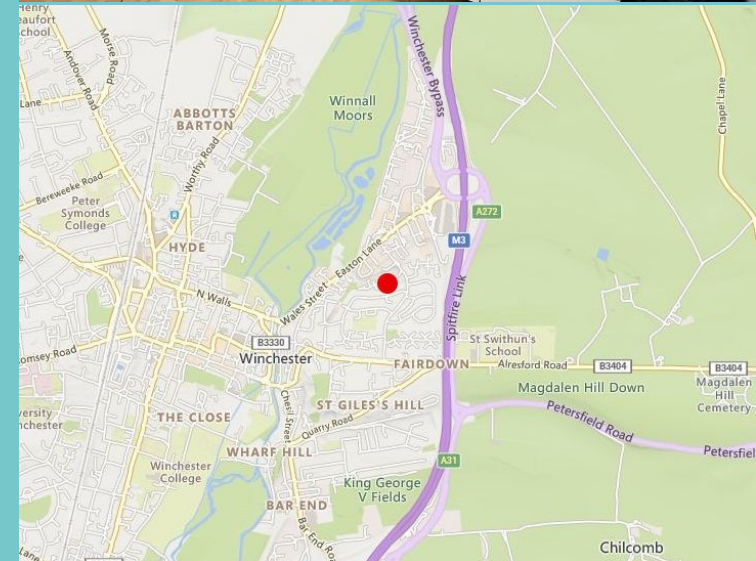
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new Full Repairing & Insuring lease or a Tenancy at Will, on terms to be agreed. Rent of £23,310 per annum.

EPC

The Energy Performance Asset Rating is C (63).



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VIEWING & FURTHER INFORMATION

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