



KEY FEATURES

- Self-contained first-floor office suite
- Only £450pcm
- 127 Sq. Ft. (11.8 Sq. M.) NIA
- Shared kitchen & WC's
- Quiet location in Winchester City Centre
- Close to Jewry Street, High Street & Railway Station
- Flexible lease terms available
- Rent inclusive of utility bills
- No VAT payable
- 100% small business rates relief



Suite 1 First Floor, 4 Charlecote Mews, Winchester SO23 8SR

DESCRIPTION

The first-floor offices have been refurbished throughout to a high standard and this suite offers a contemporary space with carpet tiles, ceiling spotlighting, sash window with blind and also enjoys the benefit of a good-sized communal kitchen and WC's (M/F) facilities on the same floor. We believe the space could be ideal as consulting rooms for professional services that may wish to operate from the heart of the City and the suite, given its size, would typically suit an individual requiring an office.

Winchester combines the best of both worlds with a wealth of history and an inspirational and vibrant atmosphere. There is a great blend of eclectic shops, fine restaurants and contemporary bars as well as the famous Cathedral and beautiful Water Meadows. Communications are excellent with the railway station (direct trains to /from London Waterloo in an hour), A34, M3 and M27 all within easy reach. The M3 motorway can be accessed at junctions 9 or 11, under 2 miles away respectively.

SITUATION

Charlecote Mews is a pleasant and peaceful mews courtyard of mainly professional occupiers, found off Staple Gardens which itself runs parallel to Jewry Street and Tower street in the centre of Winchester only a few minutes' walk from the railway station and the large Tower Street public car park.

ACCOMMODATION

We have undertaken a measured survey which identified a net internal area of 127 Sq. Ft. / 12.1 Sq. M.

TENURE

Flexible lease terms are available on the basis of a minimum 12-month occupation at a guide rent of £450 per calendar month, which is inclusive of all utilities and rent but excludes telecoms and any business rates, if applicable.

RATEABLE VALUE

The suite has a rateable value of £2,475 in the 2026 List, suggesting that eligible occupiers will benefit from 100% small business rates relief. Please refer to the Local Authority for further information on business rates.

LEGAL COSTS AND VAT

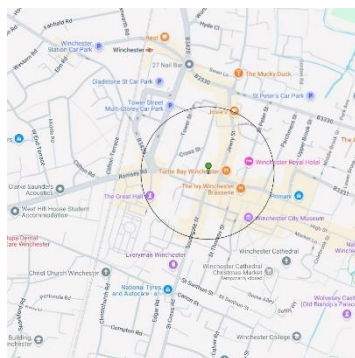
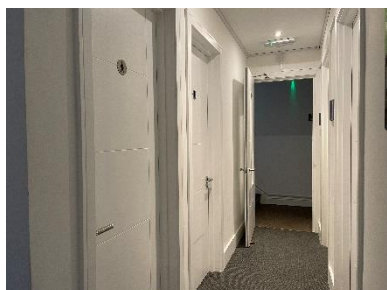
Each party is expected to bear their own legal costs in any transaction. VAT is not payable.

EPC RATING

The property is rated C (510 for energy efficiency).

VIEWINGS

All enquiries and appointments to view must be made via sole agent Trinity Rose Commercial on 01962 888900.



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed August 2026.



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