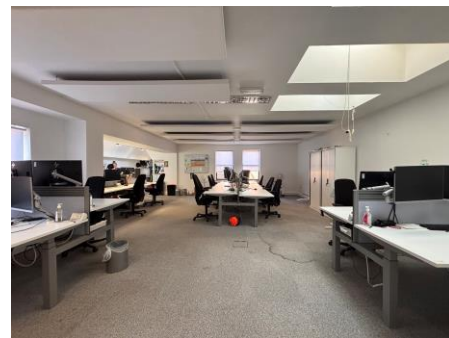




KEY FEATURES

- To Let – attractive, open-plan first-floor offices
- Quoting rent – £45,820 pax
- Net Internal Area of 2,291 sq ft / 212 sq m
- Central Winchester location near High Street
- Period building with character features
- Part-vaulted ceiling, pretty courtyard views
- Intercom system
- Gas central heating
- Communal WCs
- Available from October 2025
- EPC rating C



DESCRIPTION

Situated near to the heart of the vibrant city centre, this contemporary office space is the perfect place for businesses looking for a convenient Winchester location. The first-floor offices comprise three inter-connecting open-plan suites, with excellent levels of natural light. One of the offices features a vaulted ceiling and character window overlooking an internal courtyard. The property features a blend of modern fixtures and fittings throughout. With excellent transport links nearby and a variety of amenities within walking distance, this office space offers both convenience and style.

SITUATION

The property is situated on St. Thomas Street, a very short walk from Winchester's pedestrianised High Street. The city centre is found nearby with many national, regional and independent businesses while the beautiful Cathedral attracts visitors year-round. The city benefits from excellent road links with Junctions 9 & 11 of the M3 Motorway providing access to London and Southampton. Winchester train station benefits from a direct line to Waterloo in under an hour with Southampton airport located 11 miles to the south.

ACCOMMODATION

A measured survey was undertaken which identified a net internal area of 2,291 sq ft / 212 sq m.

TENURE

The property is available from October 2025 on a new FRI lease on terms to be agreed, at a guide rent of £45,820 pa exclusive of any business rates, utilities, service charge and other outgoings associated with the demise, as applicable.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £51,500 effective from 1st April 2023, suggesting rates payable of c. £28,500 pa. interested parties are advised to check this information with the relevant Local Authority.

LEGAL COSTS AND VAT

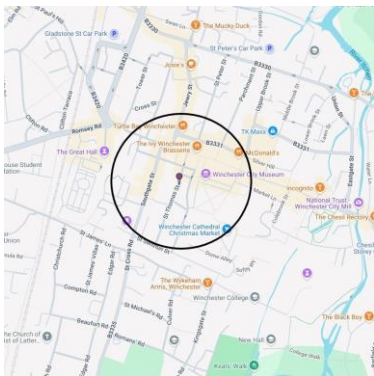
Each party is expected to bear their own legal costs in any transaction. The property is not elected for VAT purposes.

EPC RATING

The property is rated C (70) valid until September 2035 under certificate reference 4527-8878-1774-6200-2432.

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. September 2025.

