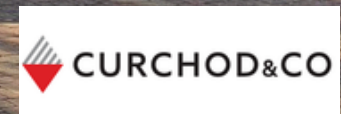


# Ground Floor Exchange Square

Jewry Street, Winchester, SO23 8FJ

City centre office with parking set within an attractive courtyard development with onsite gym and café



## LOCATION

The property is located in Winchester city centre, situated on Jewry Street. Winchester is home to several corporate bodies and professional firms, including the council offices for Winchester City and Hampshire County Council. The city benefits from excellent road, rail and flying communication links, being directly west of the M3 motorway. The local area has a mixture of uses including professional services, retail, restaurants, cafés and institutional buildings. Additional parking is available at the nearby Tower Street multistorey car park, and Winchester train station is a 5-minute walk to the north west.

## DESCRIPTION

Fully refurbished ground floor space featuring open-plan layout, LED lighting, carpet tiles, perimeter trunking, and secure intercom entry. The ground floor also benefits from full DDA compliance and would be suitable for a range of occupiers requiring ground floor accommodation, including retail and financial services. The ground floor unit includes four allocated car parking spaces to the rear, available at £2,000 per space per annum.

## ACCOMMODATION

Areas	Sq. ft	Sq. m	Price per annum	No. Parking Spaces
Ground Floor	2,081	193	£62,430	4

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## KEY HIGHLIGHTS

- Office suite of 2,081 sq. ft available
- City centre location
- Close proximity to High Street and train station
- Allocated car parking
- Potential for retail, consulting rooms and financial services
- Fully DDA accessible

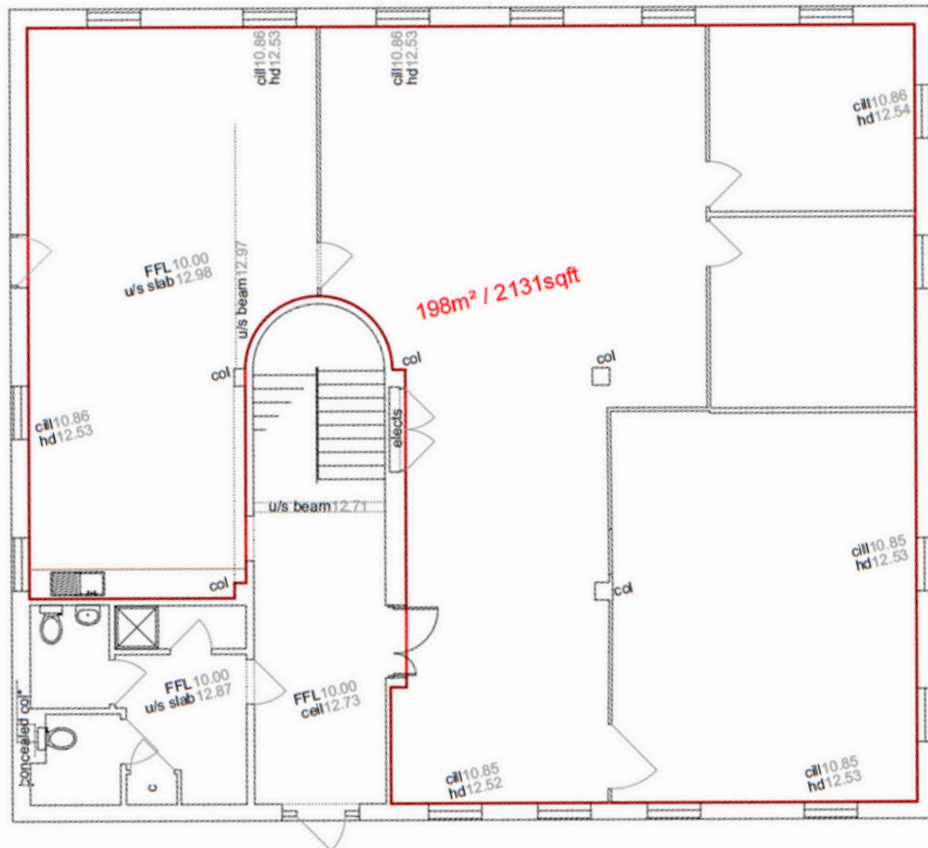
[LOCATION MAP](#)

[STREET VIEW](#)

[WHAT3WORDS](#)

[VIDEO TOUR](#)





Ground Floor Office Plan

### IMPORTANT NOTICE

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## BUSINESS RATES

On application

## SERVICE CHARGE

£7.25 per sq ft

## EPC

A

## TERMS

New full repairing and insuring lease(s) are available on terms to be negotiated.

## CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

## VIEWING

For a formal viewing strictly by appointment with Savills.

## AML

To comply with Anti Money Laundering regulations, Savills undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

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