

TO LET

Two Open Plan Office Suites

**City Business Centre,
23-24 Hyde Street,
Winchester, Hampshire,
SO23 7TA**

Key Features

- Affluent, Sought After Cathedral City
- Asking Rent £22,000 per Annum
- Excellent Transport Links
- Courtyard Setting
- Established Business Estate
- Allocated Parking Spaces



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Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location

Winchester is an affluent cathedral city and an important retail and commercial centre located approximately 12 miles (19km) north of Southampton and 60 miles (96km) south west of London. The property has easy access to the M3 motorway and A34 and is approximately a 5 minute walk from Winchester train station.

Description

Comprising first floor offices, both offices are opened up to create a larger open-plan space, with an ultra-modern fitout throughout. As you walk into Unit 23 you are greeted by a welcoming reception area at the front, with an executive style boardroom to the rear. The opening between the units allows access into unit 24, which is open plan office space, modern kitchen and break out room. This space also benefits from high ceilings with a small mezzanine storage area.

All units within City Business Centre benefit from fully managed shared toilet facilities and allocated parking spaces, as well as visitor parking spaces.



What3words: [debt.lunge.comedians](https://www.what3words.com/debt.lunge.comedians)

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £22,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
No. 23	589	54.72
No. 24	589	54.72
Total Net Internal Area	1178	109.44

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

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VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating E (120)

Rateable Value

2026/27 Rating No. 23 - £11,750
2026/27 Rating No. 24 - £11,750
Source www.voa.org.uk

Code of Leasing

All interested parties should be aware of the RICS 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.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Abigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



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