

OFFICES TO LET

City Centre Offices and Suites within an attractive courtyard in central Winchester

- **Newly refurbished**
- **Suites from 500 sq ft (46.45 sq m) – 3,200 sq ft (297.28 sq m)**
- **In the City Centre, close proximity to High Street and train station**
- **Car parking spaces available**
- **Courtyard location with gym and café**
- **Available furnished or unfurnished**



Contact

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2 Exchange Square, 27 Jewry Street, Winchester, SO23 8FJ

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 District. The city benefits from excellent road, rail and flying communication links, being directly west of the M3 motorway and 1 hour from London Waterloo. The local area has a mixture of uses including professional services, retail, restaurants, cafes and institutional buildings. Additional parking is available at the nearby Tower Street multi-storey car park, and Winchester train station is a 5-minute walk to the north west.

Description

Exchange Square comprises newly refurbished offices, offered as a whole, or split into office suites of c. 500 sq ft (46.45 sq m) as required.

1 Exchange Square is located on the second floor. Specification includes LED lighting, carpet tiles, perimeter trunking and secure intercom entry.

2 Exchange Square is a first floor self-contained office, also recently refurbished to the same specification. There will be WCs on the ground and first floor.

To the rear are 5 allocated parking spaces, available at an annual rent of £2,000 per space.

Externally there is an attractive courtyard, offering a gym and popular coffee shop.

Flexible inclusive terms will be considered.

Accommodation

As whole floor, the offices comprise:

	Sq ft	Sq m
Office – 2 nd floor 1 Exchange Square	2,250	209.03
Office – 1 st floor 2 Exchange Square	950	88.26

Alternatively, the offices are available in suites of c. 500 sq ft.

Tenure

A new full repairing and insuring lease is available on terms to be negotiated.

Rental

As a whole:

1st floor 2 Exchange Square: £24,750 per annum

2nd floor 1 Exchange Square: £59,500 per annum

A service charge is payable at £7.25 psf

As suites:

On application. Flexible inclusive terms will be considered.

Car parking spaces are available at an additional £2,000 pa per space.

Rateable Value

VAT

Unless otherwise stated, rent is quoted exclusive of Value Added Tax (VAT). Any lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Local Authority

Winchester City Council.

Telephone: 01962 840222.

Legal Costs

Each party to bear their own reasonable legal costs.

Services

We believe that mains electricity, gas, water and sewerage are connected at the property.

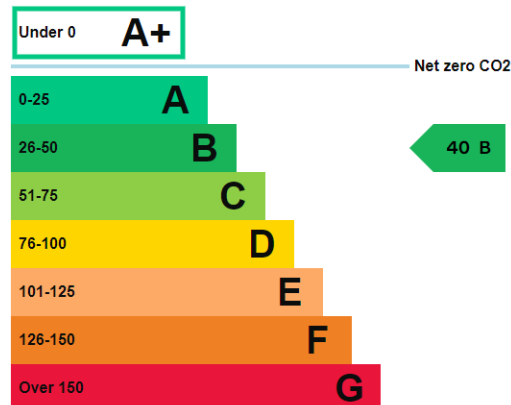
Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

Viewing

By appointment with the joint sole agents:

Carter Jonas LLP
Churchod & Co.

Energy Performance Certificate



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The property is assessed for business rates as offices and premises with a rateable value of £17,750 and £31,500.

Video

[Exchange Square, Winchester on Vimeo](#)

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IMPORTANT INFORMATION

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Classification E2 - Business Data

Carter Jonas