



KEY FEATURES

- To Let – modern, ground floor offices
- Quoting Rent – £20,660 pax
- Net internal area – 1,033 Sq. Ft / 96 Sq. M.
- Self-contained fitted kitchen and communal WCs
- Central Winchester location
- Attractive period building
- Suspended ceilings, perimeter trunking, intercom system, gas central heating
- Available immediately



DESCRIPTION

Situated near the heart of the vibrant city centre, these ground floor offices would be perfect for a business seeking a central Winchester location. The ground level comprises two spacious inter-connected office suites along with a reception area. The property features modern fixtures and fittings throughout, including a fully equipped kitchen, perimeter trunking, floor boxes, suspended ceilings and communal WC facilities. With excellent transport links nearby and a variety of amenities within walking distance, this office space offers convenience, accessibility 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 1,033 Sq. Ft / 96 Sq. M.

TENURE

The property is available on a new FRI lease on terms to be agreed at a guide rent of £20,660 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 £22,500 effective from 1st April 2023, suggesting rates payable of £11,227pa. interested parties are advised to check this information with the relevant Local Authority.

LEGAL COSTS AND VAT

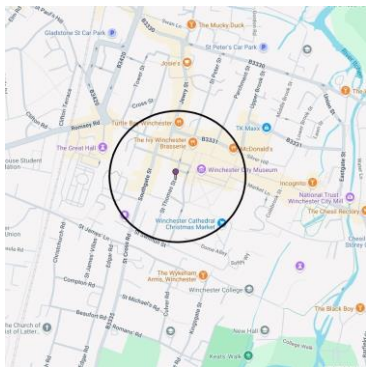
Each party is expected to bear their own legal costs in any transaction. The property is not elected for VAT purposes.

EPC RATING

The property is rated D (83) valid until November 2029 under certificate reference 9990-6921-0351-4491-0050.

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 2025.

