

TO LET

City Centre Character Offices

Suites available 243 ft² (22.58 m²) to 2,455 ft² (228.08 m²)

- **City-centre location, close to train station and High Street**
- **Allocated Parking**
- **Flexible lease terms available**



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9/10 Jewry Street, Winchester SO23 8RZ

8 Upper High Street, Winchester SO23 8UT

Location

The offices are located in an attractive period building set back from Upper High Street, approximately 300 yards from the main retailing area on High Street. The Winchester Law Courts, and Hampshire County Council offices are less than 100 yards from the property.

Winchester is a popular, attractive and affluent Cathedral City and County Town, which benefits from excellent communication links adjacent to junctions 9,10 and 11 of the M3, connecting with the A34 and A31. Winchester also benefits from a train station, offering a direct service between London and Southampton.

Description

The office suites are set over ground, first and lower-ground floors and benefit from heating throughout.

Accommodation

The premises extend to the following approximate floor areas:

Ground Floor	m ²	ft ²
Front office AVAILABLE	24.90	268
Main suite LET	52.03	560
First Floor		
Front room(s) AVAILABLE	26.20	282
Rear suite LET	63.17	680
Lower Ground Floor		
Front room LET	22.58	243
Rear room LET	16.62	179
Total	205.50	2,212

*plus substantial storage

Tenure

The accommodation is available to lease on an inclusive rent basis.

Rental

The rent is inclusive of insurance, water and electricity but with the tenant responsible for paying business rates (or a proportion if the building is assessed as a whole), telephone and other directly used consumables.

Inclusive rental:

- Ground floor front - £800 pcm
- First floor front - £750 pcm

The rents are inclusive of cleaning and lighting of the common parts, electricity in the individual suite but not of cleaning the individual suite.

Rateable Value

Varied depending on space taken.

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
T: 01962 840222

Legal Costs

Each party to bear their own reasonable legal costs.

Services

We believe that mains electricity, 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

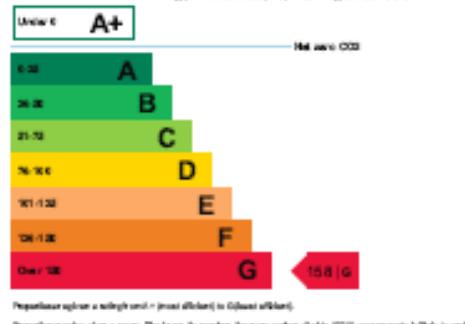
By appointment with the sole agents:

Carter Jonas LLP

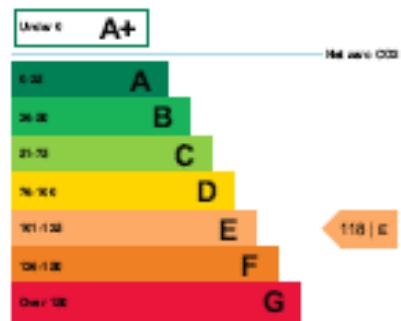
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Energy Performance Certificates

Ground floor front:



First floor front:



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carterjonas.co.uk/commercial

IMPORTANT INFORMATION

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Carter Jonas