

REFURBISHED AIR-CONDITIONED OPEN-PLAN CITY CENTRE OFFICES WITH PARKING



Prominent location close to High Street & in main business district

Close to the renowned Winchester law courts, HQ of Hampshire County Council, the city centre car parks and walking distance of railway station

**2 Floors of open plan refurbished offices within modern office building
6 car parking spaces & with good access to city Park and Ride scheme**

TO LET – TOGETHER OR SEPARATELY
2nd & 3rd Floors, Anglo St James House,
39a Southgate Street,
WINCHESTER, SO23 9EH

919, 1020, 1,812 & 2,061ft² | 85, 95, 168 & 191m²
Total 3,873 ft² | 359.81 m²

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

Location

The property is located in a prominent location on Southgate Street, in the heart of Winchester City Centre. Southgate Street connects to J11 M3 in the principal business district of the city where other office occupiers include barristers, architects, stockbrokers and other professional businesses and is close to Winchester Law Courts, The High Street and the HQ of Hampshire County Council. There is therefore good access to the shops restaurants and car parks of the city centre.

Winchester railway station is within a short walking distance with regular services to London Waterloo (1 hour) Southampton (10 mins) and Basingstoke (15 mins).

Description

The property comprises a modern office building which has been extensively refurbished including a new lift. New windows have been installed. The open plan offices on the 2nd & 3rd floors provide modern air-conditioned accommodation with, carpeting and some partitioned meeting rooms. There is LED lighting to the 3rd floor. Car parking spaces are provided, situated to the rear of the property, accessed from St Swithuns Street. **The offices on the 2nd floor can also be let as two smaller suites of approx. 919 sq ft & 1,020 sqft**

Specification & Highlights

- Prominent building refurbished with new lifts and windows.
- EPC certificates at Band C
- Close to pedestrianised High Street
- Main business district
- Close to Law Courts & HCC HQ
- Walking distance to railway station
- 6 car parking spaces
- New Lift to all upper floors
- Carpeting. LED Lighting to 3rd floors
- Air-conditioning and central heating
- Suspended ceiling & perimeter trunking
- Intercom access
- Disabled WC on ground floor
- Shared separate male & female WC's on 1st & 2nd floors.
- Exclusive WC and shower on 3rd floor
- Kitchen facilities to all floors.
- Partitioned meeting rooms
- 2nd floor also available as two smaller suites of 919 sqft & 1,020 sqft.

Accommodation Summary

The accommodation has been measured on the basis of International Property Measurement Standard (IPMS 3), as follows:-

	m ²	ft ²
Second Floor Offices	191.45	2,061
This floor can be let as two smaller suites		
Front Suite	85.38	919
Rear Suite	94.76	1,020
3 Car parking spaces		
Third Floor Offices	168.34	1,812
3 car parking spaces		
TOTAL FLOOR AREA	359.81	3,873

Business Rates

The VOA have assessed the offices on the 2023 Rating list with the following Rateable Values

Second Floor £36,500 (as a whole floor)

Car parking £3,000 (for 2nd Floor)

Third Floor £33,250

Energy Performance Certificate

The offices have an energy performance asset rating of

Second floor – 52 (band C)

Third Floor – 57 (band C)

Copies of the certificates are available for inspection.



Second Floor interior



Lease Terms

The two floors are available to let separately or together, on a new full repairing and insuring lease for a term to be agreed subject to upward only rent reviews.

The second floor can also be let as two smaller suites.

There will be a service charge in respect of the maintenance and management of the common parts of the building.

Rent (as individual floors)

Second Floor – whole floor - £48,400 pa

Front suite – 919 sq ft - £21,600 pa

Rear suite – 1,020 sq ft -£23,970 pa

Third Floor £42,500 pa

Rents are quoted excl of VAT rates and any other outgoings.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by appointment with the joint sole agents through whom all negotiations must be conducted:-

Richard Pullen, Pullen Associates

Tel. 023 8000 2500

E-mail: richard@rpullen.co.uk

Third Floor interior

