

OFFICES TO LET

Self-contained offices overlooking High Street & St Thomas Street of 1,671 ft² (155.24 m²)

- **Modern first floor courtyard offices**
- **Redecorated**
- **City Centre location**
- **Close proximity to High Street and local amenities**



Contact

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32 St. Thomas Street, Winchester SO23 9DR

Location

The property is located in Winchester city centre, situated between the pedestrianised area of the High Street and St Clement Street. Access is achieved via a spiral staircase from St Thomas Street. Winchester is home to a number of professional firms and corporate bodies, including the council offices for Winchester City and Hampshire District. The city benefits from excellent road, rail and flying communication links.

The local area has a mixture of uses including professional services, retail, restaurants, cafes and institutional buildings. Parking is available at the nearby Tower Street multi-storey car park.

Description

The premises comprise an office unit with external access at first floor level off a courtyard. The property has been recently redecorated and fitted out to a high specification to provide office accommodation at entrance level, with further offices at second floor.

Accommodation

The premises extend to the following approximate floor area:

	Sq ft	Sq m
First Floor		
Reception area	293	27.22
Mid office	170	15.79
Front east office area	263	24.43
Front west office area	236	21.93
	962	89.37
Second Floor		
Main office area	427	* 39.67
Western office area	198	* 18.40
Kitchen	84	7.80
	709	65.87

* Measured to 1.5m clear height on a Net Internal Area (NIA) basis.

The total NIA is **1,671 ft² (155.24 m²)** but including the sub-standard height areas the floor space extends to 1,711 ft² (158.96 m²).

Tenure

A new full repairing and insuring lease is available on terms to be negotiated. Service charge re structure and common parts.

Rental

£28,000 per annum exclusive.

Rateable Value

The property is assessed for business rates as offices and premises with a rateable value of £22,000 (Effective April 2017).

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 sole agents:

Carter Jonas LLP

Energy Performance Certificate



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carterjonas.co.uk/commercial

Carter Jonas

IMPORTANT INFORMATION

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