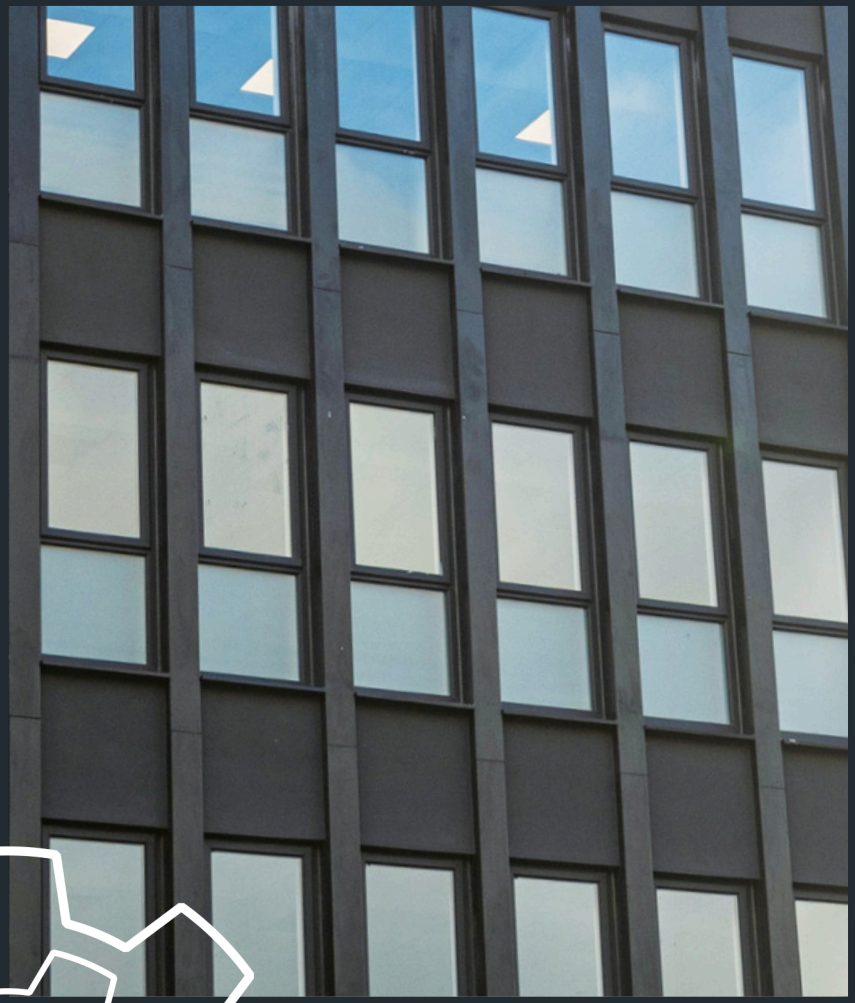


CAVENDISH WORKS

WINCHESTER SO23 0LB

TO LET

New Purpose-Built Office Building

AVAILABLE FOR IMMEDIATE OCCUPATION

Suites available from:

1,152 sq ft - 12,368 sq ft (107 sq m - 1,149 sq m)

- 36 car parking spaces
- Can be let as a whole or on a floor-by-floor basis

Contemporary meets practical and it works.

Featuring an impressive contemporary design, Cavendish Works is a new, purpose-built office building providing superior accommodation.

Specifically created with the needs of the modern office user in mind, each of the five floors hosts an open-plan office suite offering all the practical features you would expect of a new build:

- Open-plan floor plates
- Air conditioning & passenger lift
- Fully carpeted raised access floors
- Suspended ceilings with LED lighting
- BREEAM 'Very Good'. EPC Rating A
  (Very energy efficient - lower running costs)
- Shower room, disabled WC & kitchenette in every office suite
- 36 car parking spaces (4 with electric charging points) & cycle stores

The property can be let as a whole or on a floor-by-floor basis.



Joint sole agents: CBRE. Omega RE.

A space that works for you.

The suites are a blank page so you can stamp your identity.

Every suite has been designed with flexibility in mind so you can configure the space to create the perfect environment for your business and your team.

In addition to a shower room, kitchenette and disabled WC in every suite, raised floor access gives you the flexibility to configure the workspace to your precise requirements. Private meeting rooms, glass walled offices and break-out areas can all be easily achieved.

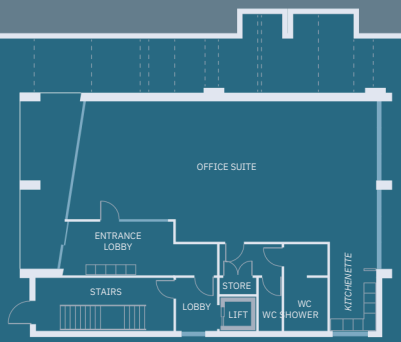
And, of course, natural light floods into the workspace, creating a feeling of spaciousness. Picture your perfect office - and the space enables you to make it work.



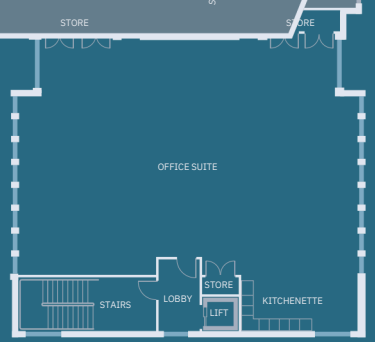
Ground floor office suite looking out at the garden

Available TO LET

Floors	sq ft	sq m	
Ground	from **1,490 - 2,300**	from **138.42 - 213.68**	**Available**
First	**2,426**	**225.38**	**Available**
Second	**2,426**	**225.38**	**Available**
Third	**2,426**	**225.38**	**Available**
Fourth	**2,426**	**225.38**	**Available**
Total	**11,194**	**1,040**	



Ground floor



Floors 1-4

All measurements are on a Net Internal Area basis and subject to final measurements.

Joint sole agents: CBRE. Omega RE.



Typical office suites illustrating the quality of fixtures and fittings.
Communal garden to the rear of the premises.

Joint sole agents: CBRE. Omega RE.



A location that works.

Cavendish Works - close to Winchester with swift motorway access

Located to the northeast of the City Centre within a mixed-use location, Cavendish Works is within walking distance of the city and is just an 8-minute walk from a nearby Tesco Supermarket. On the corner of Easton Lane and Winnall Manor Road (just a 3-minute walk from the premises) is the 3-star Premier Inn Winchester Hotel.

Located 14 miles north of Southampton, 20 miles southwest of Basingstoke and just 66 miles from London. The city is well served by public transport with Southampton being a 17-minute train ride away, with London only an hour away by train. Road connections are excellent, with the city lying adjacent to junctions 9, 10 and 11 of the M3 and adjacent to the A34 and A31 leading to Newbury and Guildford. Winchester

Situated on the edge of the South Downs National Park, Winchester is well known for its work/life balance offering accommodation of all types and sizes, combined with excellent shops, entertainment and leisure facilities encircled by beautiful countryside. In addition to Winchester Cathedral the city has a famous university that produces well-educated graduates who often stay in the area ensuring local business has easy access to a high calibre, highly trained workforce. Perfect for local companies looking for a more central location, or national organisations looking for a central southern hub, Cavendish Works is perfectly located.

Jour ney times from Winchester Station:

Soton Airport Parkway	10 mins
Southampton Central	20 mins
Basingstoke	20 mins
Reading	60 mins
London Waterloo	70 mins
Portsmouth	80 mins
Heathrow	120 mins

Drive times from The Cavendish Works:

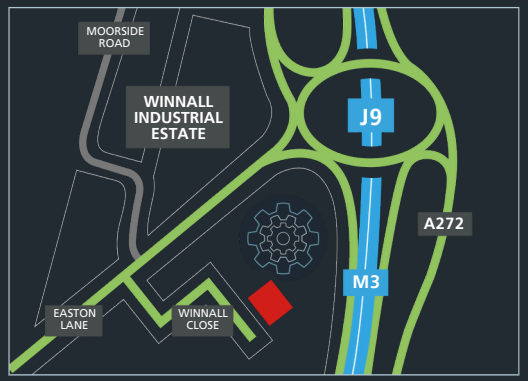
Junction 9 M3	3 mins
Eastleigh	18 mins
Southampton Airport	18 mins
Basingstoke	23 mins
Romsey	27 mins
Southampton City Centre	29 mins
Portsmouth City Centre	42 mins
Heathrow	55 mins
London City Centre	90 mins

All journey times are for guidance only and are dependent on time of travel, road and engineering works.

Joint sole agents: CBRE. Omega RE.

CAVENDISH WORKS

WINCHESTER SO23 0LB





Terms The property is available on a new lease for a length to be agreed.

Rent £20 per sq ft - unfitted

Rent £30 per sq ft - fully fitted

Service Charge A service charge is payable, details on request.

Rateable Value On application.

Legal Costs Each party to be responsible for their own legal fees.

EPC Energy Performance Certificate Rating **A** (Very energy efficient - lower running costs).

Viewing

For viewing and further information, please contact the joint sole agents:

Nella Pang
m: **07738 625431**
e: Nella@omega-re.co.uk
Jonathan Trice
m: **07725 900415**
e: Jonathan@omega-re.co.uk

Omega RE
omega-re.co.uk
02382 355 799

Emma Lockey
m: **07825 357481**
e: emma.lockey@cbre.com

Joss Gray
m: **07392 285000**
e: joss.gray1@cbre.com

CBRE
023 8033 8811
www.cbre.co.uk

CBRE and Omega RE give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Date prepared: 01/23.

Designed and produced by Cedar Group: 01794 525 020