Omega RE

TO LET



The Cavendish Works

Winchester, Winchester, SO23 0LB

Up to 12,368 sq ft office available in Winchester with 36 parking spaces

1,490 to 12,004 sq ft

(138.43 to 1,115.21 sq m)

- BREEAM 'Very Good'
- Self Contained Office Building
- 36 Car Parking Spaces with 4 Electric Charging Points
- Cycle Storage
- Air conditioning
- Suspended Ceilings with LED Lighting
- Fully Carpeted Raised Access Floors

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Description

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.

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

Location

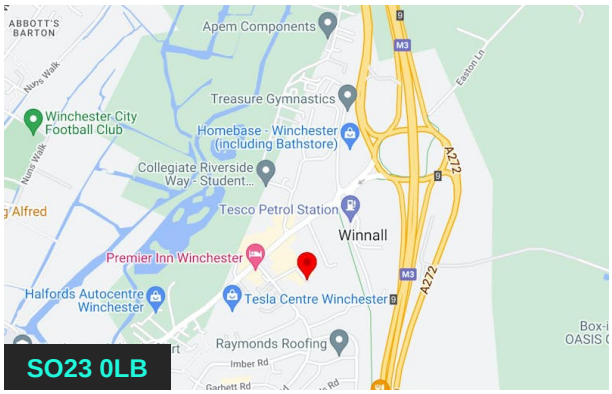
The offices are located to the north east of Winchester City Centre within a mix use location. The location is within walking distance to the city and is within 8 minutes walk from Tesco Supermarket.

Southampton, 20 miles south west of Basingstoke and 66 miles from London. The city is well served by public transport with Southampton being a 17 minute train ride away and 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.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	1,490	138.43	Available
1st	2,426	225.38	Available
2nd	2,426	225.38	Available
3rd	2,426	225.38	Available
4th	2,426	225.38	Available
Total	**11,194**	**1,039.95**	







Summary

Available Size	1,490 to 12,004 sq ft
Rent	£20 per sq ft Rent as fully fitted: £30.00 per sq ft
Rates Payable	£7.90 per sq ft estimated
Service Charge	£5 per sq ft estimated
Estate Charge	N/A
EPC Rating	A

Viewing & Further Information



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