TALBOT
HOUSE

City Centre Office Suites

Remaining Suites

To Let

Inclusive* rents

216 sq ft / 369 sq ft (N.I.A.)

100% small business rates relief available
(subject to conditions)

34 Staple Gardens, Winchester, Hampshire, SO23 8SR





Summary

- Convenient, central location on the corner of Winchester High Street, close to shops and restaurants
- Landmark building with character features
- Inclusive rentals
- Flexible terms
- Some suites benefit from new LED lighting, redecoration and new carpeting

>> Location Map

>> Streetview

TALBOT
HOUSE

Location

The offices are located in the heart of Winchester, providing an excellent opportunity for a business to be prominently positioned within the City centre. Hampshire County Council offices, Winchester Guildhall and an extensive array of retailers and restaurants are all close by.

Located at the western end of Winchester High Street, the property is half a mile away from the mainline railway station which provides services to Southampton (15 minutes), Southampton airport (10 minutes), Basingstoke (15 minutes) and London Waterloo (1 hour). Winchester benefits from an extensive road network with access to the M3 Motorway at Junctions 9, 10 and 11. Junction 9 at Winnall provides access to the A34, A31 and A272. Tower Street public car park just 250m away, and there are two park and ride schemes operating from the South of the City.

Nearby:

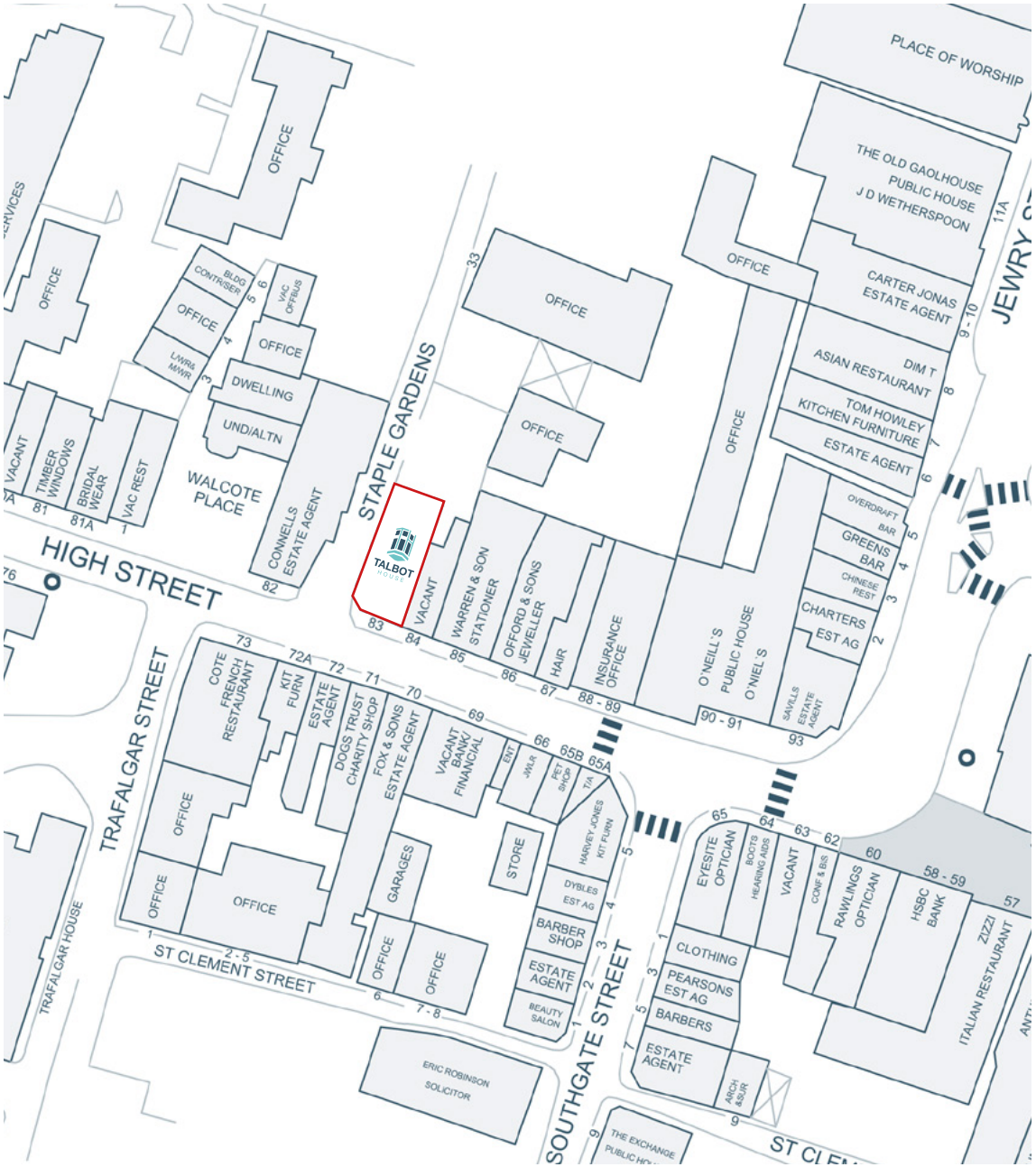
CÔTE BRASSERIE

Zizzi ITALIAN

Turtle Bay Caribbean social

THE IVY

TALBOT HOUSE



Description

The property comprises the first, second and third floors of a four storey building, located prominently at the corner of the High Street and Staple Gardens. Talbot House holds a prominent presence in Winchester's High Street, and retains many period features. The offices are accessed by way of an entrance door on Staple Gardens, for the exclusive use of the office occupiers. There are on-site kitchen and WC facilities.

Available Suites

Suite	NIA sq ft	Rent pcm	Rent pa	Rateable Value
4	216	£633	£7,600	£4,100 (from 1.4.26)
5	369	£1,042	£12,500	£7,200 (from 1.4.26)

EPC Rating

D - 83

VAT

VAT is not chargeable at the time the brochure has been prepared (February 2026). We advise any interested parties to make further enquiries.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

Rateable Value

100% small business rates relief is currently available on properties with a rateable value of £12,000 or less (subject to conditions).

Any intending lessee must satisfy themselves as to the accuracy of this information by contacting Winchester City Council Rates Department on 01962 840222 before committing to the property. If they are eligible, prospective tenants should benefit from small business rates relief.

Lease

The premises are available by way of a flexible tenancy and the rentals are inclusive of service charge and utilities. The rent is exclusive of rates, however small business rate relief will apply to all suites, if applicable for the tenant.

Viewings

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

goadsby
goadsby.com
01962 869667

Amy Baker
amy.baker@goadsby.com
07771 977221

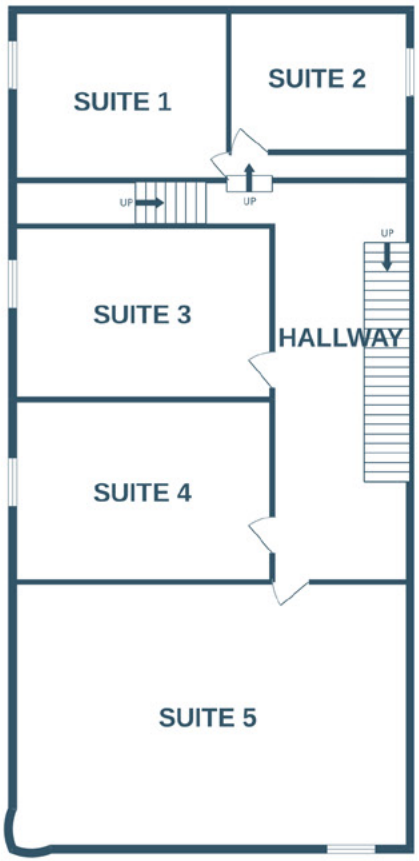
Thomas Siddall
thomas.siddall@goadsby.com
07990 788485

Important

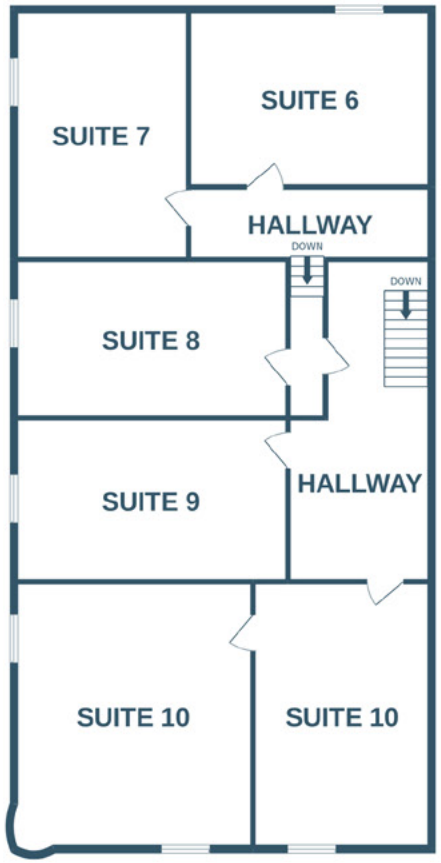
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available **HERE**.

Do Not Scale - Illustration Only

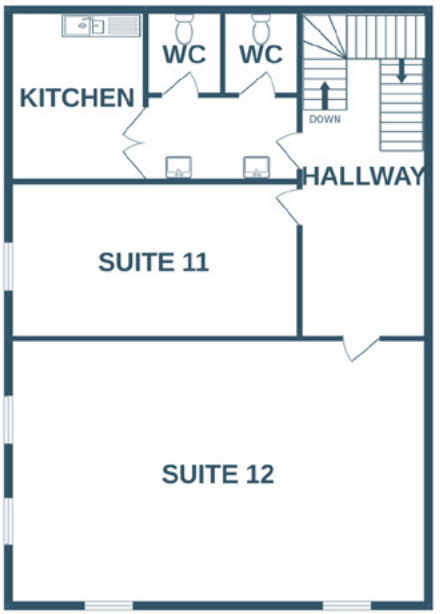
First Floor



Second Floor



Third Floor



TALBOT
HOUSE