Office
TO LET

CURCHOD&CO

Star Lane House

Staple Gardens, Winchester, SO23 9AD

Excellent quality second floor office suite

1,160 sq ft

(107.77 sq m)

- Suspended ceilings
- Meeting room
- Floor boxes
- Central heating
- Kitchenette
- 2 car parking spaces
- Newly refurbished reception
- LG7 lighting

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Summary

Available Size	1,160 sq ft
Rent	Rent on application
Rates Payable	£10,605.60 per annum
Rateable Value	£24,550
Service Charge	There will be a charge payable to cover items such as general external repairs, maintenance and management fees. etc. Buildings insurance will be charged for separately. More information is available on request.
EPC Rating	C (60)

Description

Star Lane House comprises a purpose built office building set out over three floors with under croft car parking. The second floor suite provides mainly open plan accommodation with glass partitioned meeting room and kitchenette facilities. The reception, stairwells and WC facilities have all been newly refurbished.

Location

The property is situated prominently on Staple Gardens, a short walk to the High Street and within 0.3 miles of the mainline railway station. Tower Street public car park is just 150 metres away.

Winchester is situated off Junction 9, 10 & 11 of the M3, approximately 10 miles to the north of Southampton and the M27, and 16 miles south of Basingstoke. Winchester acts as the meeting point of the A34, A272, A31 and M3 and provides exceptional access to surrounding conurbations including Newbury (25 miles), Andover (15 miles), Alton (15 miles) and Salisbury (20 miles).

As well as an exceptional road network, Winchester's mainline railway station provides regular services to London Waterloo (1 hour) and Southampton (20 minutes) as well as destinations across the South Coast.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - 2nd floor front suite	1,160	107.77	Available
Total	**1,160**	**107.77**	

Terms

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs.

Prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

Keith Enters

01256 462222 | 07803 411940

kenters@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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