E (Commercial / Business / Service), Office

TO LET

CURCHOD&CO



Exchange Square

Jewry Street, Winchester, SO23 8FJ

Ground floor city centre offices with parking set within an attractive courtyard development.

2,081 sq ft

(193.33 sq m)

- Potentially suitable for alternative uses, such as medical.
- City Centre Location
- 3 allocated car parking spaces
- Excellent natural light
- Onsite Gym & Cafe
- Electric car charging point

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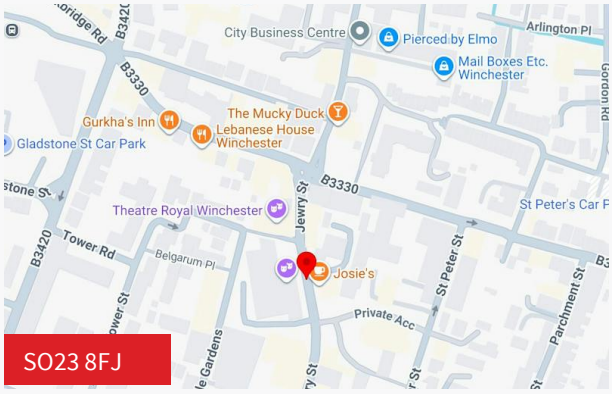
Summary

Available Size	2,081 sq ft
Rent	£62,430 per annum
Rates Payable	£18,576 per annum
Rateable Value	£43,000
Service Charge	£7.25 per sq ft
Car Parking	£2,000 per space / annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

Comprising the entire ground floor, the accommodation provides an open plan layout with LED lighting, carpet tiles, perimeter trunking and secure intercom entry. The space benefits from full DDA compliance and is suitable for a range of occupiers requiring ground floor accommodation, including medical and healthcare uses, as well as traditional office occupiers. To the rear of the property, there are three allocated car parking spaces, available at an annual rent of £2,000 per space, together with access to communal electric vehicle charging points.

Externally, there is an attractive courtyard adjoining the neighbouring Anytime Fitness gym and the popular Josies coffee shop.

Location

The property is located in Winchester city centre, situated on Jewry Street. Winchester is home to several corporate bodies and professional firms, including the council offices for Winchester City and Hampshire County Council. The city benefits from excellent road, rail and flying communication links, being directly west of the M3 motorway. The local area has a mixture of uses including professional services, retail, restaurants, cafes and institutional buildings. Additional parking is available at the nearby Tower Street multi-storey car park, and Winchester train station is a 5-minute walk to the north west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Availability
Ground	2,081	193.33	£62,430 /annum	£20,084.75 /annum	£7.25 /sq ft	Available
Total	**2,081**	**193.33**				

Terms

New full repairing and insuring lease(s) are available on terms to be negotiated.

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.

Viewing & Further Information

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