Office
TO LET

CURCHOD&CO



Unit 6

Wessex Business Park, Wessex Way, Winchester, SO21 1WP

Modern self-contained office premises

3,169 sq ft

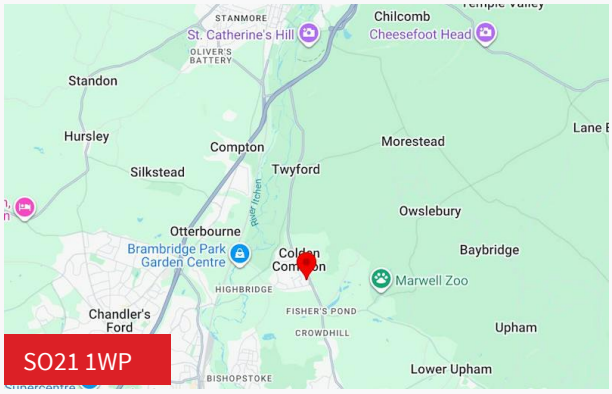
(294.41 sq m)

- Fully refurbished
- 9 allocated parking spaces
- mid-terrace building with attractive atrium
- Passenger lift
- Shower facilities
- Primarily open plan layout, with meeting room and private offices

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Summary

Available Size	3,169 sq ft
Rent	£44,950 per annum
Rates Payable	£21,600 per annum
Rateable Value	£50,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)







Description

The property comprises a modern two storey office building featuring an attractive glazed entrance foyer. The ground floor provides predominantly open plan accommodation together with a meeting room, kitchenette, ladies and gents WCs and a disabled WC.

The first floor offers further broadly open plan space, complemented by two partitioned private offices/meeting rooms, a toilet with shower and an additional kitchenette.

The property also benefits from a lift, air conditioning, double glazing, carpeting, LED lighting, and 9 allocated parking spaces.

Location

Wessex Business Park is located on the B3354, at the roundabout at Colden Common, between Fair Oak to the south (approximately 2 1/4 miles) and Winchester to the north, (approximately 5 miles). There is access to the M3 at Junction 11 (St Cross, Winchester) and Junction 12 (Chandlers Ford, North).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,623	150.78
1st	1,546	143.63
Total	**3,169**	**294.41**

Terms

A new FRI lease is available on terms to be agreed.

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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