



Sheridan House, 40-43 Jewry Street, Winchester, Hampshire, SO23 8RY



KEY FEATURES

- Modern City Centre Offices
- Range Of Suites from 942 – 12,525 sq ft
- On site Car Parking
- Refurbishment To Be Undertaken
- Self Contained Entrance Lobby
- Predominantly Open Plan Space With Some Private Offices
- Part Air Conditioning
- Gas Fired Central Heating
- Passenger Lift
- Suspended Ceilings Incorporating Florescent Strip Lighting
- WC & Kitchen Facilities

SITUATION

Sheridan House is prominently situated on Jewry Street within central Winchester. Winchester is an historic and thriving Cathedral City situated approximately 68 miles south west of London, 12 miles north of Southampton and 29 North West of Portsmouth. Winchester benefits from excellent communications with Junction 9 and 10 of the M3 motorway located to the east providing access to London to the north east and Southampton to the south. The city also enjoys a regular commuter rail service to London Waterloo with a fastest journey time of approximately one hour. Along with substantial port facilities in Southampton, Southampton Airport is located 11 miles to the south with easy access off Junction 5 of the M27.

DESCRIPTION

Sheridan House comprises a mid 1980's office and retail building with office accommodation provided over lower ground, ground plus three upper floors which could be taken together or individually if required. The available space would have the benefit of seven on site car parking spaces which are presently numbered 1-4 and 7-9 in the rear car park accessed directly off Jewry Street.



ACCOMMODATION

Vacant suites are available on the lower ground, ground, first floor, second floor and third floor totalling 12,525 sq ft (1163.56 sq m) as shown in the table below.

| Suite | Sq Ft | Sq M |
|----------------------|---------------|----------------|
| Ground floor | 3197 | 297 |
| Lower ground floor | 3825 | 355.34 |
| First floor (front) | 2498 | 232.06 |
| Second floor (front) | 2063 | 191.65 |
| Third floor | 942 | 87.51 |
| Total | 12,525 | 1163.56 |

The above measurements have been done in accordance with the International Property Measurement Standards (IPMS3)

TENURE

New FRI leases are available on terms and rental by negotiation.

RATEABLE VALUES

Online enquiry via www.voa.gov.uk indicates the following rateable values but interested parties are advised to check the accuracy.

| | |
|----------------------|---------|
| Lower ground floor | £46,750 |
| Ground floor | £47,250 |
| First floor (front) | £38,500 |
| Second floor (front) | £32,500 |
| Third floor | £12,000 |

LEGAL COSTS AND VAT

Each party to pay their own costs. VAT will be payable.

EPC C68



COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed. October 2018

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