

FIRST FLOOR, ST GEORGES CHAMBERS, ST GEORGES STREET, WINCHESTER, HAMPSHIRE SO23 8AJ



FULLY FITTED OFFICE SPACE - **TO LET**



KEY FEATURES

- First floor office accommodation
- Fully fitted space
- Kitchen facilities
- Fully refurbished throughout
- Flexible term available
- Air conditioning

1,388 sq ft (128.93 sq m) NIA

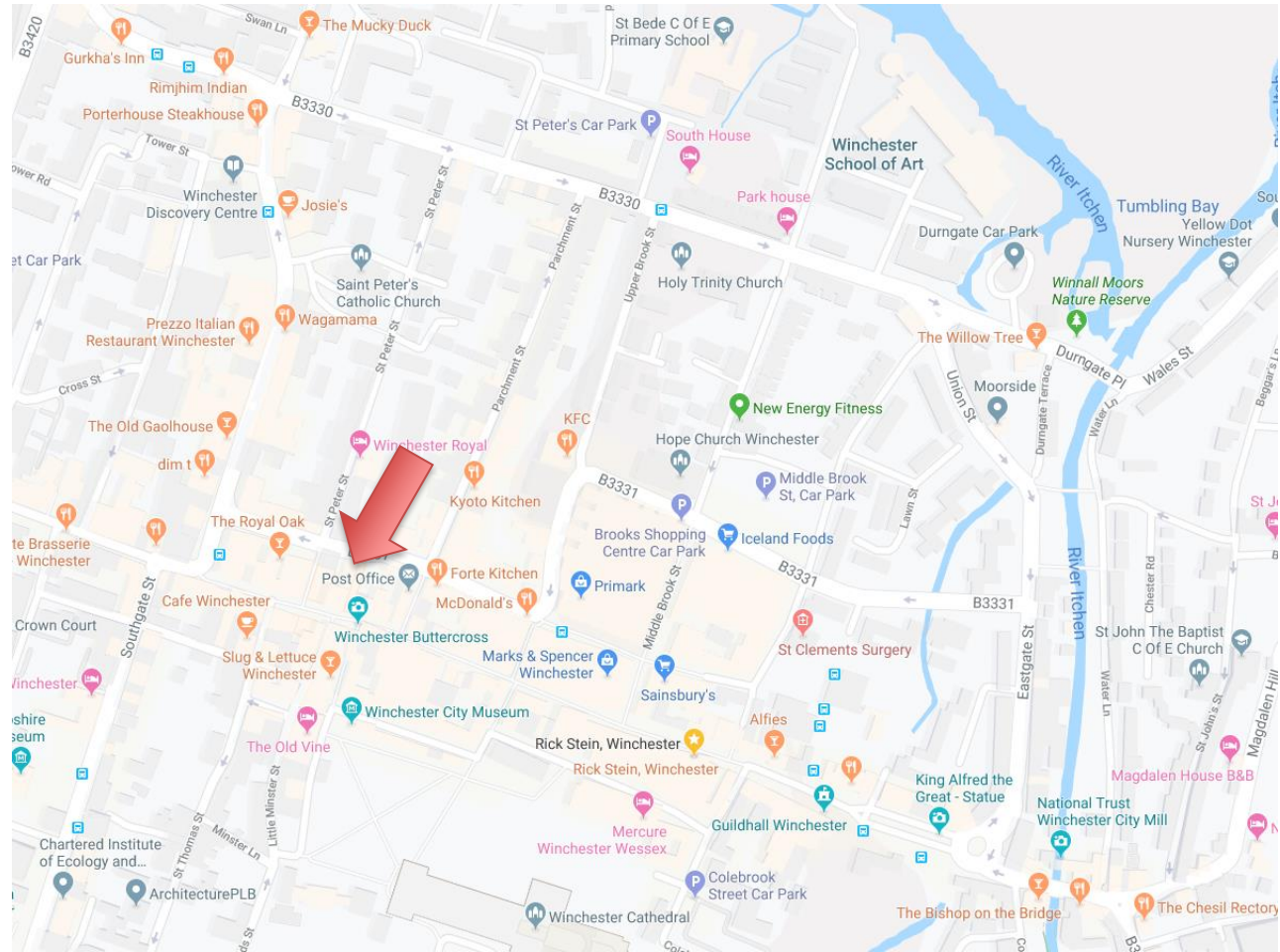
FIRST FLOOR, ST GEORGES CHAMBERS, ST GEORGES STREET, WINCHESTER, HAMPSHIRE SO23 8AJ



LOCATION

St Georges Chambers is located in the heart of the affluent Cathedral city of Winchester, with excellent road and rail communications via Winchester Train Station and the M3 motorway. Winchester is a vibrant commercial hub for the region. In addition to the Hampshire County Council headquarters and the Crown Court, business occupiers with headquarters in Winchester include Rathbones Investment Management, Denplan and Arqiva.

The building is positioned at the intersection of Jewry Street and the prime retail high street, with the ground and part first floor occupied by Barclays Bank.



FIRST FLOOR, ST GEORGES CHAMBERS, ST GEORGES STREET, WINCHESTER, HAMPSHIRE SO23 8AJ



DESCRIPTION

This impressive 4 storey property is a landmark building in the heart of the city, built on the site for the former George hotel. The ground and first floor have been occupied by Barclays Bank since completion in 1959. The remaining space at first, second and third floor level has more recently been converted to Grade A offices with occupiers including the Hampshire Police Commissioner and Active Navigation.

The street level entrance from St Georges Street leads to the principal reception area, providing lift and stair access to all floors. The first floor provides office accommodation incorporating a boardroom and open plan offices. The space has been fully refurbished throughout with fitted carpets, air conditioning and a modern kitchen.

The suite is available as fitted space with good quality desks, chairs, partitioning and boardroom.

SCHEDULE OF AREAS (APPROX. NIA)

Description	ft ²	m ²
First Floor	1,388	128.93
Total	1,388	128.93

EPC

To be confirmed.

TERM

The property is available by way of an assignment of the existing lease to Avask Accounting at an all-inclusive rent of £34,080 per annum, exclusive of VAT.

Alternatively, the offices are available to let on terms to be agreed.

RATEABLE VALUE

We are advised by online enquiry via www.voa.gov.uk that the property has a rateable value of £16,500, however, interested parties are advised to confirm the accuracy of this information.

LEGAL COSTS

Each party to bear their own legal costs involved in the transaction.



FIRST FLOOR, ST GEORGES CHAMBERS, ST GEORGES STREET, WINCHESTER, HAMPSHIRE SO23 8AJ



SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the joint sole agents.

CONTACT

Will Elgeti

Vail Williams LLP

Tel: 07584 214668

Email: welgeti@vailwilliams.com

Andy Gibbs

Charters Commercial

Tel: 02382 358580

Email: andy.gibbs@charterscommercial.co.uk



SUBJECT TO CONTRACT

July 2019

Misrepresentation Act 1967 – Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

Birmingham Crawley London Portsmouth Southampton Thames Valley Woking

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 550 Thames Valley Park, Reading, Berkshire RG6 1PT. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office. **Regulated by RICS.**

Our Services: Acquisition & Disposal, Building Consultancy, Corporate Real Estate, Development Consultancy, Investment and Funding, Leasing Advisory, LPA Receivership, Planning Consultancy, Property Asset Management, Rating, Valuation