

# FIRST FLOOR - 34 JEWRY STREET WINCHESTER HAMPSHIRE SO23 8RY



## CITY CENTRE OFFICE PREMISES - **TO LET**



### KEY FEATURES

- City centre office
- Contemporary space with period features
- Prominent location
- 2 allocated parking spaces
- New lease available

469 sq ft (43.57 sq m) Net Internal Area

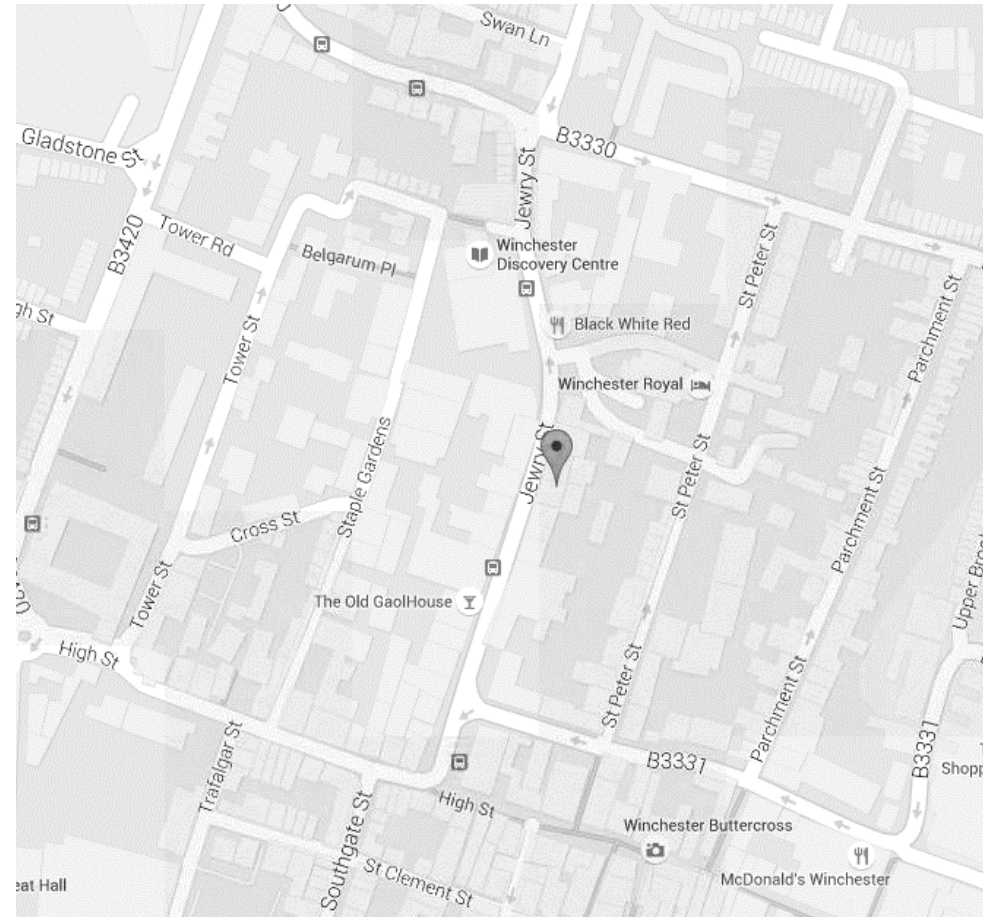
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## LOCATION

The property is located on Jewry Street, a short walk from the main shopping area in the heart of the city, with shops and restaurants in very close proximity, including Hoxton Bakehouse, Wagamama and Loch Fyne.

Winchester railway station is close by, with regular services to London Waterloo (approximately one hour) and Southampton (20 minutes), as well as other destinations around the South Coast.



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## DESCRIPTION

The property comprises a mid-terrace, 3 storey listed building with ground floor access from Jewry Street. The office available is located on the first floor.

Internally, the suite comprises an open plan office accessed via a small first floor lobby with WC. The space is contemporary in style with period features such as sash windows and fire places. The dual aspect office provides an abundance of natural daylight.

The property has 2 tandem car parking spaces to the rear of the building.

## TERM

A new full repairing and insuring lease is available on terms to be agreed.

## RENT

£12,000 per annum, exclusive of business rates, service charge and VAT.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has a net internal floor area of **469 sq ft (43.57 sq m)**.

## RATEABLE VALUE

We are advised by online enquiry via [www.voa.gov.uk](http://www.voa.gov.uk) that the property has a rateable value of £6,500, however, interested parties are advised to confirm the accuracy of this information.

## SERVICE CHARGE

The current service charge for the communal running costs of the building equates to £7.10 per sq ft.

## LEGAL COSTS

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

**EPC** – D86



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## 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 sole agents.

## CONTACT

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**SUBJECT TO CONTRACT**  
**June 2019**

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