

Office To Let

Cromwell House, Andover Road, Winchester, Hampshire, SO23 7BT



- 3,743 - 29,897 sq ft (348 - 2,777 sq m) offices
- 71 parking spaces
- 150 yards from Winchester train station
- City centre location

Savills Southampton
2 Charlotte Place
Southampton SO14 0TB

+44 (0) 23 8071 3900

savills.co.uk



Location

Cromwell House is located in Winchester City Centre close to the junction of Andover Road and Stockbridge Road. Andover Road is on the north side of Winchester city centre and the property is about 0.5 miles from the High Street with a wide range of retail and leisure facilities.

Winchester train station is about 150 yards south of the property and it has direct services to London Waterloo with a fastest scheduled journey time of 61 minutes.

The M3 motorway can be accessed at junctions 9, 10 and 11 which are within 1.5, 2 and 3 miles respectively.

London is about 70 miles to the north east and Southampton is about 15 miles to the south. Southampton International Airport is about 13 miles to the south.

Description

Cromwell House fronts on to Andover Road and comprises a roughly T-shaped 6 storey building constructed in the 1970s. There are two 10 person lifts servicing all floors (other than the 5th). Specification includes suspended ceilings, central heating, perimeter trunking and toilets on each floor. Cromwell House has surface and under-croft parking with a total of 71 spaces.

Accommodation

The accommodation is currently arranged as follows:

Accommodation	Sq ft	Sq m
Ground floor	3,743	348
First floor	8,526	792
Second floor	8,009	744
Third floor	4,958	461
Fourth floor	3,973	369
Fifth floor	688	64
Total NIA	29,897	2777

Terms

The property is available to let on new leases, as a whole, floor by floor or part floors, on effectively full repairing and insuring leases for terms to be agreed. Leases are to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent on application.

Service Charge

A service charge will be applicable. Details on request.

VAT

We understand that VAT will be chargeable on the rent.

Energy Performance Certificate

The building has an EPC assessment of D-82. The certificate is available on request.

Viewing

For viewing and further information please contact Martin Hastelow.

Contact

Martin Hastelow

+44 (0) 23 8071 3900

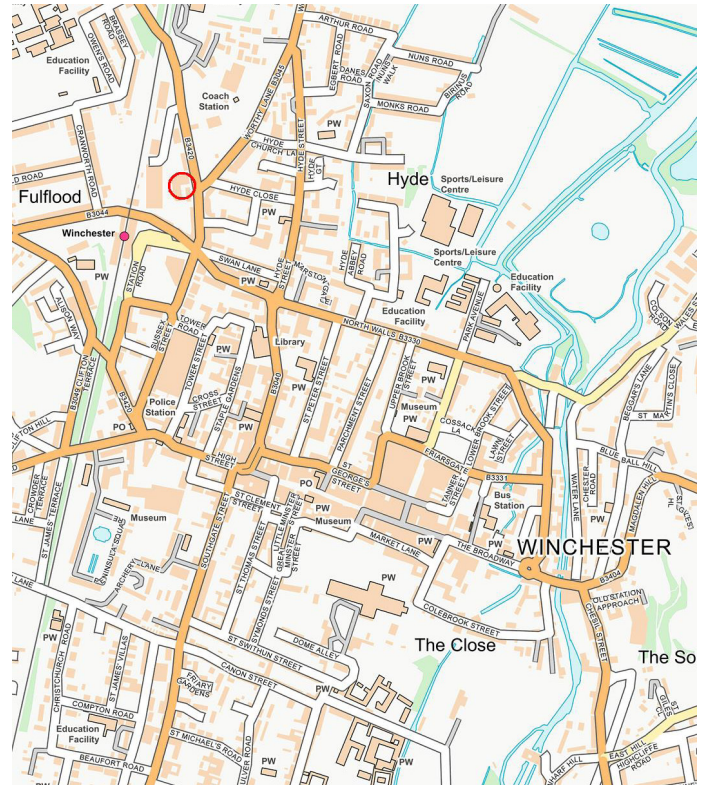
mhastelow@savills.com

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Designed and Produced by Savills Marketing: 020 7499 8644 | June 2018



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