

To Let

Winchester House
19-23 Winchester
Street,
Basingstoke,
RG21 7EE

3,900 sq ft
2nd Floor Office



Highlights

- Suspended Ceilings
- Cat II Lighting
- Air Conditioning
- Perimeter Trunking
- Male and female WC's
- Shower Facilities
- Meeting Rooms with Folding Partition Walls
- Kitchen
- Com Room
- Lift Access
- 9 Parking Spaces



Location

Basingstoke is the largest town in Hampshire with a population of approximately 170,000 people. The town is serviced by good transport provisions with easy road access via the A339 Ringway North and M3 junction 6 situated approximately 1.9 miles to the south. Additionally Basingstoke railway station provides regular direct services to London Waterloo (Journey time of 43 minutes) and Southampton Central (Journey time of 31 minutes).

The property occupies a prominent position on Winchester Street a pedestrianized street in the old town approximately 9 minutes walk from Basingstoke rail way station. Occupiers in the immediate area include a range of shops as well as restaurants and bars. Further to these the Festival Place Shopping Centre is situated within a 5 minutes walk providing 150 stores and eateries as well as a 10 screen multiplex cinema.

Description

The accommodation comprises a 2nd floor office totalling 3,882 sq ft. Access is via Winchester Street provided by a stairwell and 8 passenger lift.

The accommodation provides a large open plan office with male and female wc's, shower facilities, kitchen and Com room located within the demise. To the front of the property is a reception area with three meeting rooms that incorporate folding partition walls, allowing the occupier to work flexibly and change the office space to meet their needs.

Accommodation

Floor	Sq Ft	Sq M
2nd	3,882	360.65

Terms

The property is available on a new sublease expiring 8th November 2022.

Rent

£12.00 per sq ft per annum

Rates

£5.27 per sq ft (est)

Service Charge

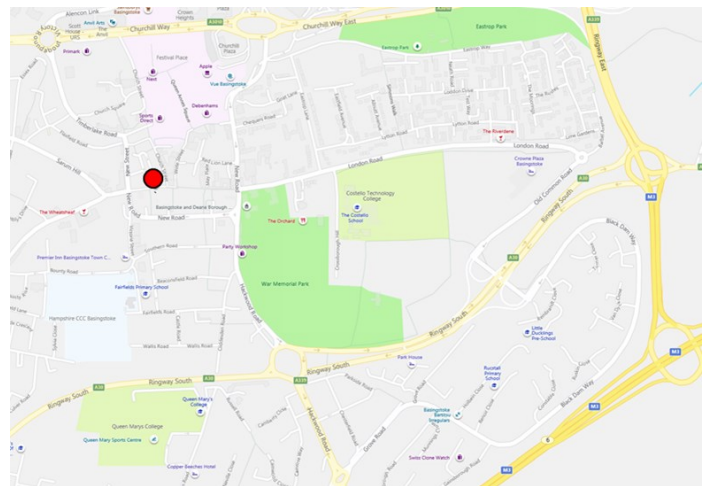
A service charge will be payable in respect to the common areas.

VAT

The property is elected for VAT purposes

EPC Rating

EPC Rating - D (92)



For further information or an appointment please contact:

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