



First Floor St. Georges Chambers, St. Georges Street, Winchester, Hampshire, SO23 8AJ



KEY FEATURES

- First floor office accommodation
- Boardroom
- Modern Kitchen
- WC facilities
- Fully refurbished throughout
- Fitted carpet
- Air conditioning

SITUATION

St Georges' Chambers is located in the heart of Winchester an affluent cathedral city in Hampshire with excellent road and rail communications via Winchester Train Station (a mainline service to London Waterloo) 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. Jewry Street is at the centre of the city's cultural quarter with the Royal Theatre and Library supported by high profile occupiers including Brasserie Blanc, Loch Fyne and Prezzo, with Hotel Du Vin in close proximity along Southgate Street. The High Street running through the centre of Winchester remains highly sought after by many prestigious national chains with nearby occupiers including Jack Wills, Cath Kidston and Waterstones, alongside successful independent retailers and operators.

DESCRIPTION

Constructed circa 1958, this impressive 4 storey property is a landmark building in the heart of the city, built on the site of 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 WCs. The space has been fully refurbished throughout with fitted carpets, air conditioning, and a modern kitchen.



ACCOMMODATION

The offices have an approximate IPMS3 floor area of 1,309 sq. ft. (121.6 m²).

TENURE

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 (further details available on request).

Alternatively, the offices are available to let on terms to be agreed at the aforementioned all-inclusive rent.

RATEABLE VALUE

TBC

LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in this transaction. It is understood that the property is VAT elected.

EPC RATING

TBC

VIEWINGS

All enquiries and appointments to view must be made via joint agents Charters Commercial 02382 358580 and Goadsby 01962 620444.



COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed. June 2019.

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