

CROMWELL HOUSE, ANDOVER ROAD, WINCHESTER, HAMPSHIRE SO23 7BT



3 Floors Let

OFFICE PREMISES TO LET



KEY FEATURES

- All-inclusive rent and service charge - £20 psf*
- On-site parking spaces
- 150 yards from Winchester train station
- City centre location

139 – 2,125.51 sq m (1,500 – 22,879 sq ft)

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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 journey time of 61 minutes.

The M3 motorway can be accessed at junctions 9, 10 and 11 which are within 1, 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.



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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.

Description	ft ²	m ²
Ground Floor	Let	
First Floor	8,526	792
Second Floor	8,009	744
Third Floor	6,344	589
Fourth Floor	Let	
Fifth Floor	Let	
Total	22,879	2,125

Consideration will be given to splitting floors from 1,500 sq ft

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

All-inclusive rent and service charge of £20 psf*

*Excluding electric.

RATEABLE VALUE

Interested parties are advised to make their own enquiries via www.voa.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

TBC

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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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