

**18 STAPLE GARDENS  
WINCHESTER  
SO23 8SR**



**SELF-CONTAINED OFFICE WITH  
PARKING SPACES**

**01962 855885**  
[pearsons.com/commercial](http://pearsons.com/commercial)

**TO LET OR FOR SALE  
1,969 SQ FT (182.9 SQ M)**



- Historic city centre location, close to High St and all amenities
- Raised floors
- Air conditioning
- Suspended ceilings
- 2 Private allocated parking spaces
- Separate male and female WCs plus further cloakroom
- £45,000 per annum (£22.85 per sq. ft.) or for sale



We warrant every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown herein are not to be taken as a guarantee as to their operation or efficiency can be given.

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**LOCATION:** The property is located in Staple Gardens, in the city of Winchester close to the High Street. The city benefits from good transport links with junctions 9, 10 and 11 of the M3 all located nearby. The offices are close to the mainline railway station and approximately 10 miles to the north of Southampton and the M27, and 16 miles south of Basingstoke. Winchester acts

as the meeting point of the A34, A272, A31 and M3 and provides exceptional access to surrounding conurbations including Newbury (25 miles), Andover (15 miles) and Salisbury (20 miles).

**DESCRIPTION:** Constructed approximately 15 years ago, the offices are arranged over ground, lower ground and mezzanine levels. They are finished to a high specification, including raised floors, air conditioning cassettes, Category II lighting and suspended ceilings.

The net internal area is calculated to be as follows:-

	<b>Ft<sup>2</sup></b>	<b>M<sup>2</sup></b>
<b>Ground floor</b>	<b>728</b>	<b>67.65</b>
<b>Lower ground floor</b>	<b>651</b>	<b>60.45</b>
<b>Mezzanine floor</b>	<b>590</b>	<b>54.80</b>

A kitchenette is located at the lower ground floor level, whilst separate male and female cloakrooms are at mezzanine level together with a further cloakroom at ground floor level. There are two allocated car parking spaces in the gated courtyard which has access via a door at mezzanine level.

**TERMS:** The office is available on a new full repairing and insuring lease at a rental of £45,000 per annum subject to periodic review if appropriate. Alternatively the head leasehold interest, which is for 125 years from 2007 at a peppercorn rent is available. Guide price £650,000.

**SERVICE CHARGE:** A service charge is made for cleaning of the common areas and maintenance of the common parts, provision of services and insurance. Further details on request

**EPC RATING:** The property has been assessed as falling within Band C with a rating of 71. Further details on request.

**RATEABLE VALUE:** The rateable value is £34,000. Any intending lessee should contact Winchester City Council Rates Department on 01962 840222 for further information before committing to the property.

**LEGAL COSTS:** Each party is to bear reasonable legal costs.

#### **VIEWING AND FURTHER INFORMATION from theSole Agents**

##### **PEARSONS COMMERCIAL**

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