

Self Contained Offices

For Lease

**CBRE**

# Unit 6, Ring Tower Centre

Moorside Road, Winchester, SO23 7RZ



- Open plan offices with separate meeting rooms
- Air Conditioning
- Shower Facilities
- c. 40 car parking spaces

**10,174 sq. ft.**

(945.21 sq. m.)

## Location

The property is located on Leicester Way off Moorside Road, Winchester. Winchester Town Centre and train station are 1.3 miles to the South West and Junction 9 of the M3 Motorway is approximately 200 metres to the East.

## Description

The offices are split over two floors accessed via an impressive modern lobby. Internally there is a mixture of open plan offices on the first floor with meeting and presentation rooms on the ground floor adjacent to the lobby. There are WC's on both floors and shower facilities on the first floor. Externally there are approximately 40 parking spaces.

## Accommodation

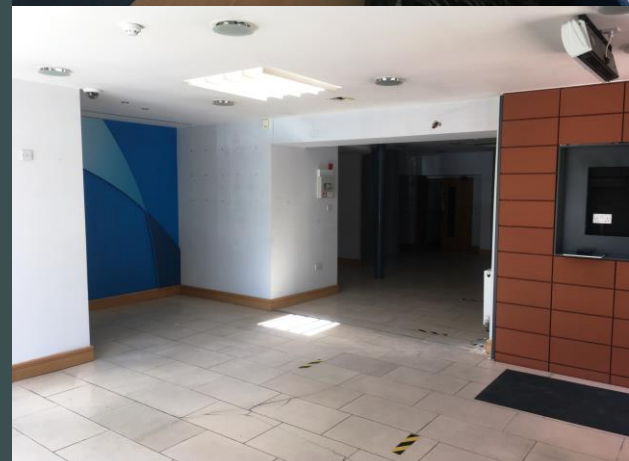
The accommodation comprises the following:

Description	Sq. ft.	Sq. m.
Ground	3,576	332.22
First	6,598	612.99
<b>Total</b>	<b>10,174</b>	<b>945.21</b>

## Planning/ Use

We understand the property has the benefit of planning consent for offices, however interested parties are advised to make their own enquiries of the local planning authority.

Other uses may be acceptable subject to obtaining any necessary permissions.



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## EPC

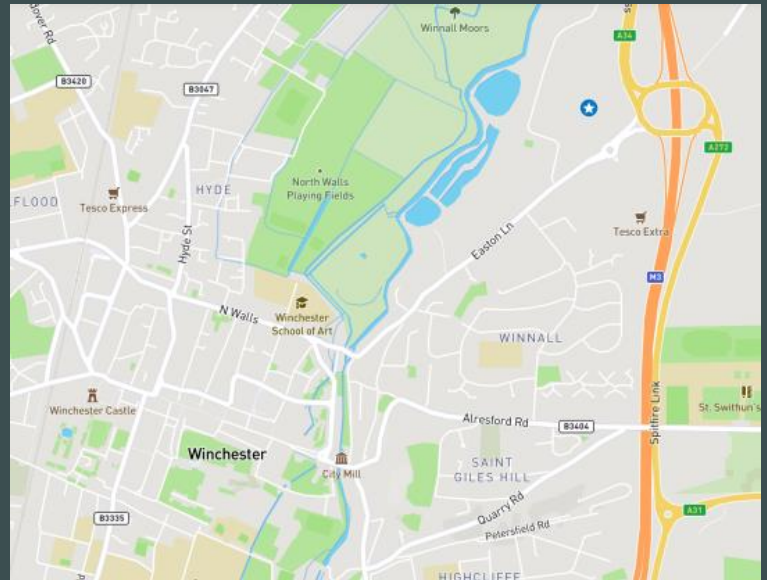
The property has a current EPC rating of C - 64

## Business Rates

We understand the rateable value of the property is £107,000. It is advised prospective occupiers confirm this with the local rating authority, Winchester City Council.

## Terms / Rent

The property is available on a new FRI lease upon terms to be agreed.



## Contact Us

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