

96 HIGH STREET WINCHESTER, HAMPSHIRE, SO23 9AH

OFFICES TO LET
140 – 1,503 SQ FT (13- 140 SQ M)

savills



BARCLAYS



HIGHLIGHTS INCLUDE:

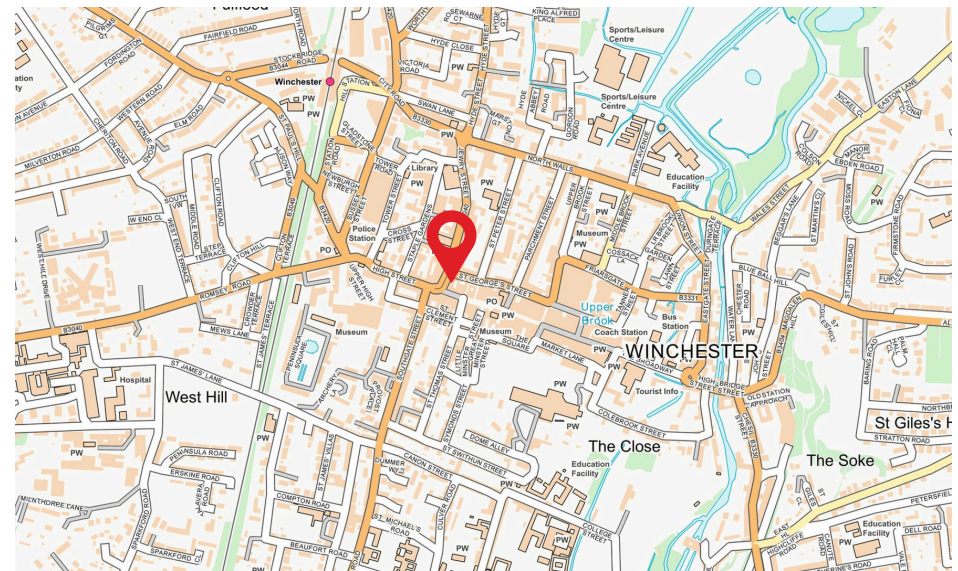
- Office building to let
- Rent of £37,600 per annum, exclusive
- Central location
- Prestigious building
- Air conditioned

LOCATION

The property is located on High Street in Winchester, Hampshire. It is about 0.4 miles (0.6 km) from Winchester railway station and less than 0.5 miles (0.8 km) from the city centre, including Winchester Cathedral and the High Street. Winchester is the county town of Hampshire and had a population of about 127,500, according to the 2021 Census.

The city is well-connected by major transport routes, including junctions 9, 10, and 11 of the M3 motorway. The M3 provides access to London, approximately 70 miles (113 km) to the northeast, and links with the A34 for routes to the Midlands and the north. Winchester is also close to Southampton, about 15 miles (24 km) to the south, where the M3 intersects with the M27, providing routes to other major coastal cities.

Winchester offers a fast mainline train service to London Waterloo with a journey time of about 61 minutes, appealing to commuters. Southampton International Airport is also around 10 miles (16 km) south. London Heathrow Airport is approximately 59 miles (95 km) northeast, further enhancing the location's appeal for international access.



DESCRIPTION

This office space has been refurbished and includes several updated features. The facilities offer air conditioning, a kitchen, and multiple WCs. Lift access throughout the building ensures ease of movement between floors. The office is carpeted and fitted with double glazing to enhance comfort and energy efficiency. Additionally, the top floor features a balcony that provides views across Winchester.

ACCOMMODATION

FLOOR	sq m	sq ft
Total area approx.	139.67	1,503

LEASE

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

RENT

£37,600 per annum, exclusive.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

EPC

The subject property has an EPC rating of C-69.

RATEABLE VALUE

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £20,750. In England & Wales the Small Business Multiplier is £0.499 / Higher Multiplier is £0.512. Please check with the VOA for the most up to date information on all rating matters.

VIEWINGS

External viewings are advised in the first instance. A more formal viewing can be arranged by appointment with Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers/tenants. Prospective purchasers/tenants will need to provide proof of identity and residence.



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