

FIENNES HOUSE

32 SOUTHGATE STREET, WINCHESTER, SO23 9EH

TO LET
PRESTIGIOUS OFFICE
WITH PARKING
goadsby
01962 869 667
023 8071 3900

PROMINENT CITY CENTRE OFFICE TO LET
7,675 SQ FT (713 SQ M)
WITH 10 PARKING SPACES IN PRIVATE CAR PARK

savills



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ST PETER'S PLACE



HIGHLIGHTS INCLUDE:

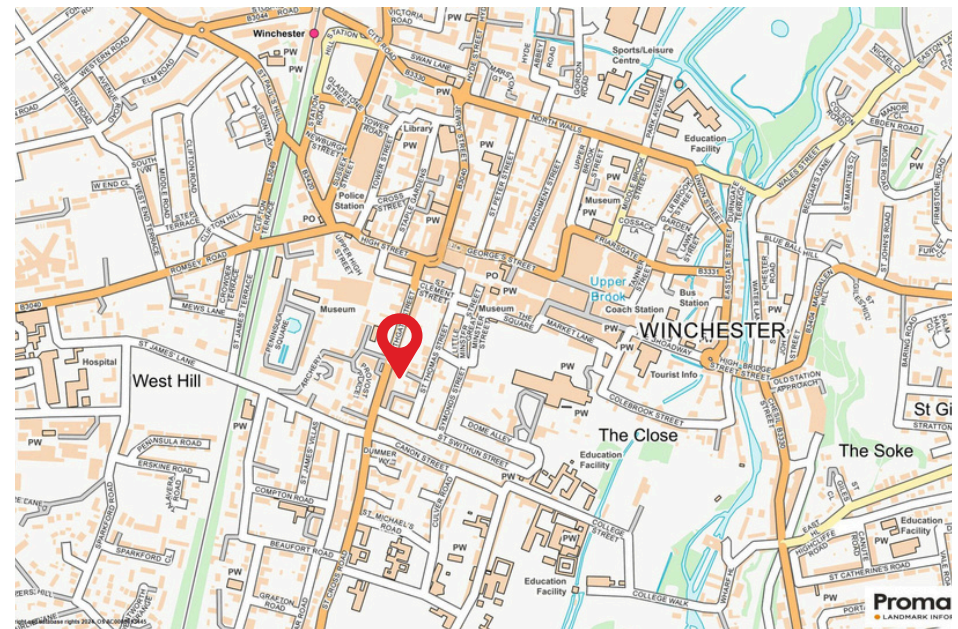
- Office building to let
- Prominent office in city centre
- Parking for 10 cars in private car park
- Commencing rent of £230,250, inclusive of service charge and external decoration and maintenance

LOCATION

The property is located on Southgate Street, an avenue which run through central Winchester with access to Winchester 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 under an hour, 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.



- _____ LOCATION MAP _____
- _____ STREETVIEW _____
- _____ WHAT3WORDS _____

DESCRIPTION

Fiennes House is a Grade II listed building and one of Winchester’s most notable office buildings, located on Southgate Street. The property spans four floors, featuring predominantly cellular office spaces and a large open-plan ground floor office. The upper floors boast impressive offices with period features, including fireplaces and chandeliers.

The building is accessed through an impressive reception area with wooden panelling and stone floors leading to a substantial central stairwell. Each floor is accessible via a lift. The property includes toilets and kitchenettes on two levels, a gym, and changing rooms with a shower in the lower basement, with windows and access to the car park. At the rear, there is a substantial car park with an electric gate providing private and secure parking.

ACCOMMODATION

Level	Area (ft ²)	Area (m ²)
Basement	1,936	179.88
Ground Floor	2,247	208.70
Frist Floor	1,701	158.04
Second Floor	1,791	166.40
Total area approx.	7,675	713

LEASE

The premises are available to let by way of a new lease direct from landlord.

RENT

£230,250 per annum, inclusive of service charge, external decorations and maintenance.

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.



RATEABLE VALUE

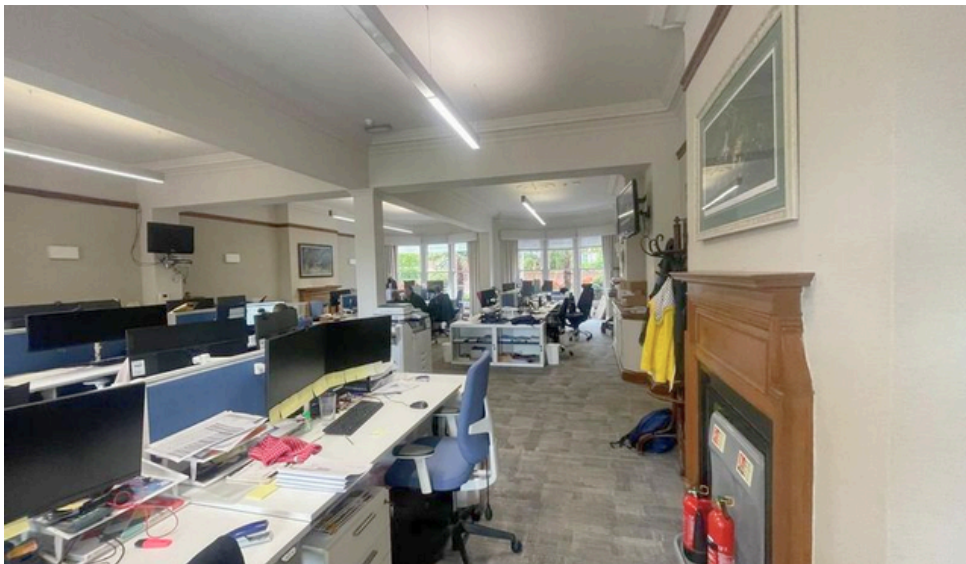
The subject property is entered in the 2023 Central Rating List with a Rateable Value of £135,000. Please check with the VOA for the most up to date information on all rating matters.

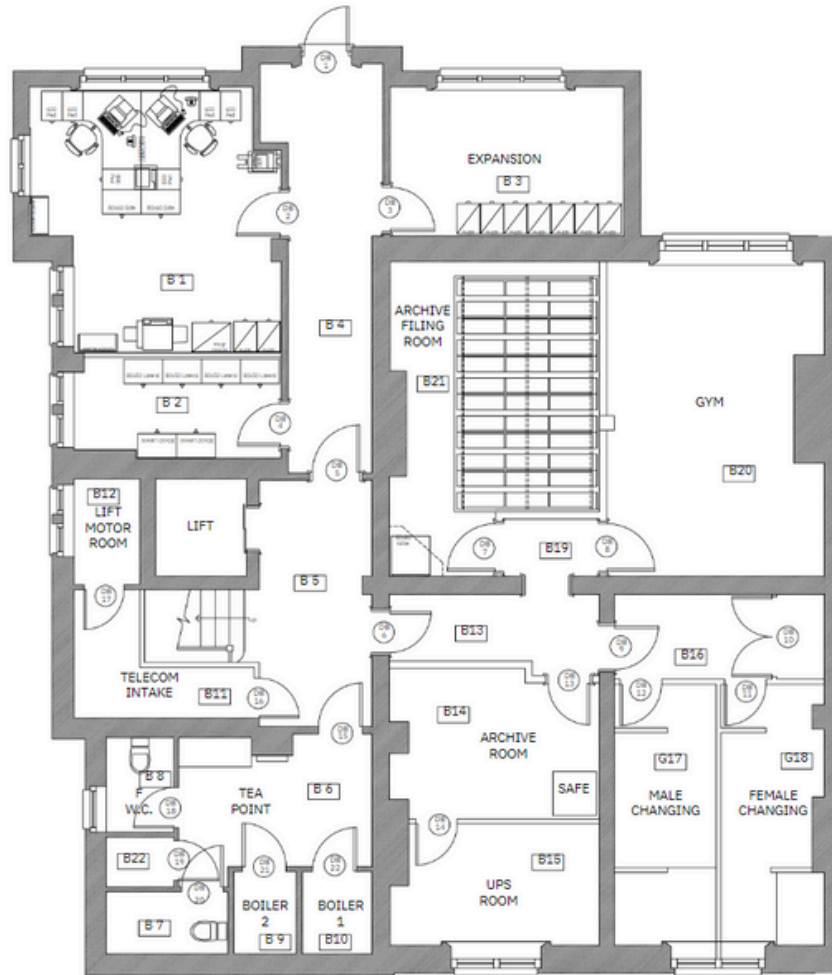
VIEWINGS

Viewings can be arranged by appointment with Savills.

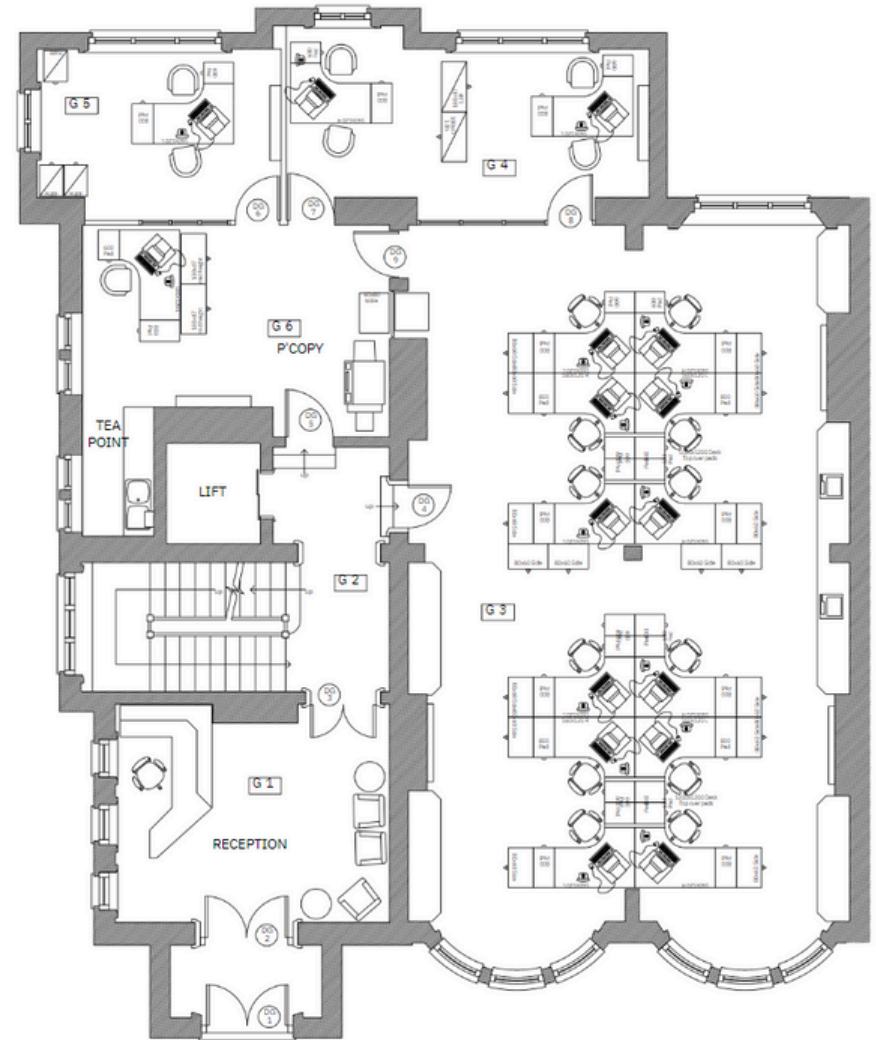
MONEY LAUNDERING

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



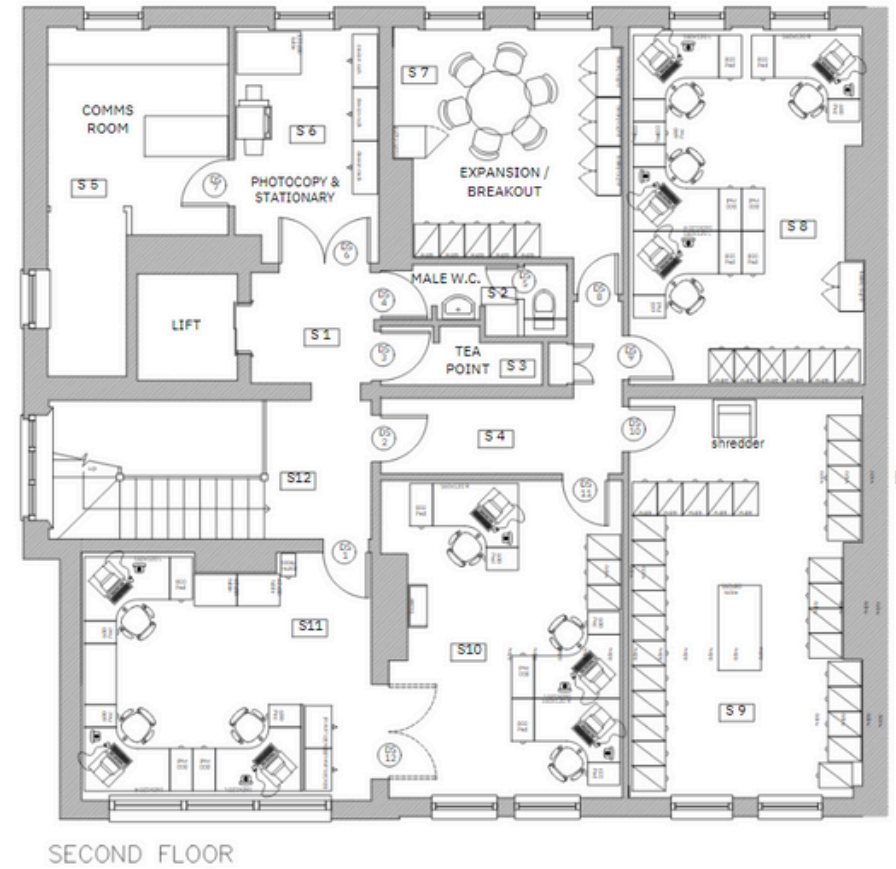
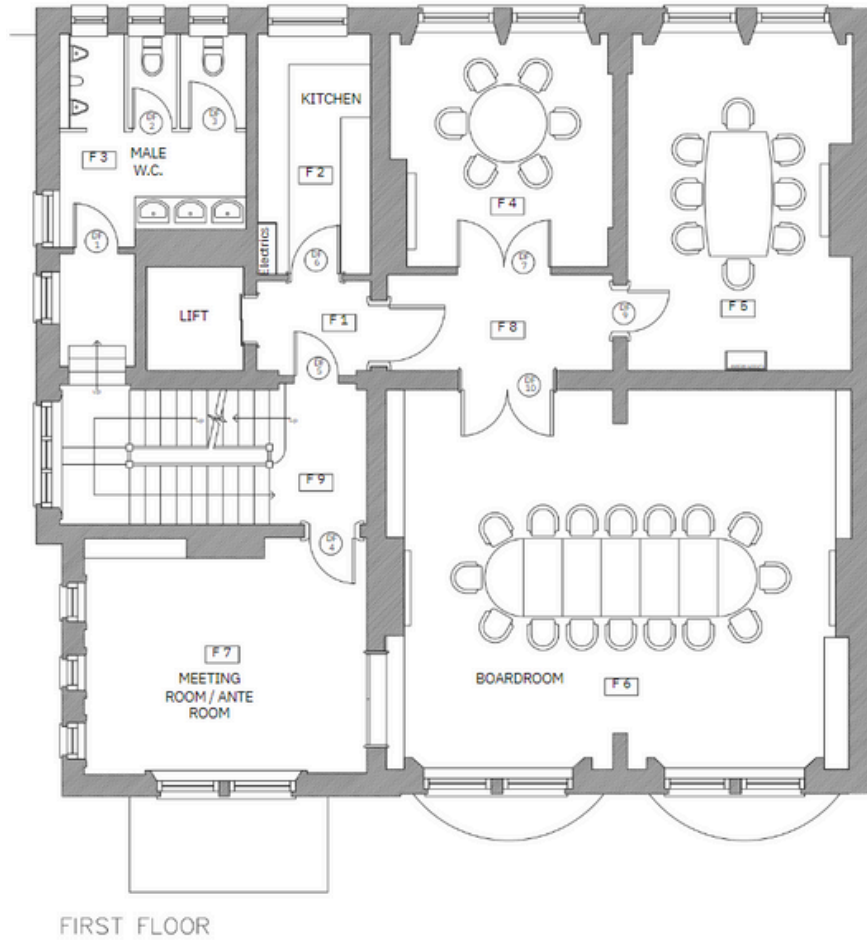


SEMI BASEMENT



GROUND FLOOR

Indicative layout, furniture not included



Indicative layout, furniture not included

MARTIN HASTELOW

Tel: 02380 713989

mhastelow@savills.com.com

HARRY HEFFER

Tel: 07929 085103

harry.heffer@savills.com

GEORGE COOPER

Tel: 01962 896145

george.cooper@goadsby.com

ALLAN PICKERING

Tel: 01962 896146

allan.pickering@goadsby.com

