

Matthew Pellereau

Commercial Property Consultants

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Ref: O/2008

WINCHESTER, HAMPSHIRE
MODERN A/C OFFICES WITH PARKING
1,975 Sq Ft / 183 m²
FOR SALE / TO LET



ADDRESS: 18 STAPLE GARDENS, WINCHESTER, HANTS. SO23 8SR

LOCATION: The property is situated in Staple Gardens, fronting Belgarum Place in the heart of this historic Cathedral city close to the High Street. Excellent road and rail communications are provided by the M3 motorway (junctions 9, 10, & 11) linked with the A34 and A31 and the mainline railway station, London 61 mins and Southampton 16 mins.

Agency · Development · Investment · Management · Rating · Rent Reviews

Matthew Pellereau is the trading name of Matthew Pellereau Limited.

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DESCRIPTION: A modern self-contained office arranged over ground, lower ground and mezzanine levels. Finished to a high specification with raised floors, air-conditioning cassettes, Category II lighting and suspended ceilings. Access to rear gated courtyard to carpark from the mezzanine level.

ACCOMMODATION: Based on the RICS Code of Measuring Practice we calculate the Gross internal floor areas are as follows:

Ground floor	72.46 m ²	780 sq ft
Lower Ground floor	55.28 m ²	595 sq ft
Mezzanine	55.76 m ²	600 sq ft
Total Net Useable Area	183.5 m²	1 975 sq ft

USER: Permitted use Offices or within User Class E by Negotiation.

AMENITIES:

- Two car parking spaces accessed through security gates.
- Double glazing / Raised floors / Cat II Lighting
- Air-conditioning units
- Five minutes' walk to mainline station and High Street.
- Band C EPC rating of 71.
- Kitchenette
- Disabled, male & female WC's.

(NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)

TERMS: We are instructed to offer the property on the following basis:-
A sale of the remaining 108 years of a 125 year lease at a peppercorn rent from 6th June 2006, for a premium of around £475,000 plus VAT.
Or
A new Full Repairing and Insuring lease for a term of at least 3 years, subject to 5 yearly upward only rent reviews at a commencing rental of £39,500 pa, exclusive of rates and VAT.

SERVICE CHARGE: A service charge is levied to cover the cost of maintenance and cleaning of common parts, provision of services and building insurance. Further details on application.

VAT : The Property is registered for VAT.

RATEABLE VALUE: We understand that the rateable value is currently £42,000. Please contact Winchester City Council Rates Department for full information.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWING: Strictly by appointment with the Sole Agents:-

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Energy Performance Certificate

Non-Domestic Building



18, Staple Gardens
WINCHESTER
SO23 8SR

Certificate Reference Number:
9381-3030-0026-0990-9675

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

71

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 198
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 45

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

84 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.