

**CALPE HOUSE
ST THOMAS STREET
WINCHESTER HAMPSHIRE SO23 8HE**



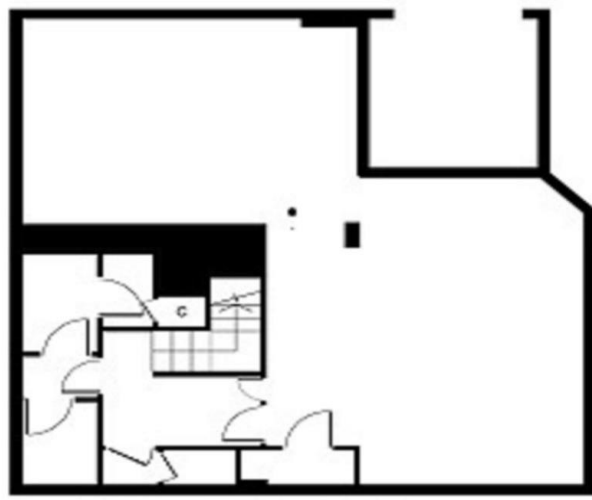
**SELF-CONTAINED OFFICE WITH
PARKING**

01962 855885
pearsons.com/commercial

**TO LET
1,176 SQ FT (109.25 SQ M)**



- Historic city centre location, close to High St and all amenities
- Separate reception area
- Perimeter trunking
- Suspended ceilings
- Private allocated parking
- Separate male and female WCs
- £22,500 per annum (£19.13 per sq. ft.)



Lower Ground Floor

LOCATION: The property is located in the centre of the city of Winchester. The city benefits from good transport links with junctions 9, 10 and 11 of the M3 all located nearby. It is 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). The office is located on the corner of St Thomas Street and Little Minster Street, to the west of the High Street which provides a wide variety of shops, hotels and restaurants.

DESCRIPTION: The offices, which are at lower ground floor level and approached off St Thomas Street, enjoy a good standard of natural lighting and have been refurbished to a high standard internally, providing quality modern office space.

FLOOR AREA AND RENT: The net internal floor area is:

	Ft ²	M ²	Parking Spaces	Rent per annum
Lower ground floor - west	1,176	109.25	1	£22,500

A kitchenette is located within the office whilst separate male and female cloakrooms are off the hallway.

TERMS: The office is available on a new full repairing and insuring lease at a rental of £22,500 per annum subject to periodic review if appropriate.

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

EPC RATING: The property has been assessed as falling within Band D with a rating of 78. Further details on request.

RATEABLE VALUE: The rateable value is £14,250. 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 the Sole Agents**

PEARSONS COMMERCIAL

Telephone: 01962 855885

contact: Ian Bell

ian.bell@pearsons.com

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