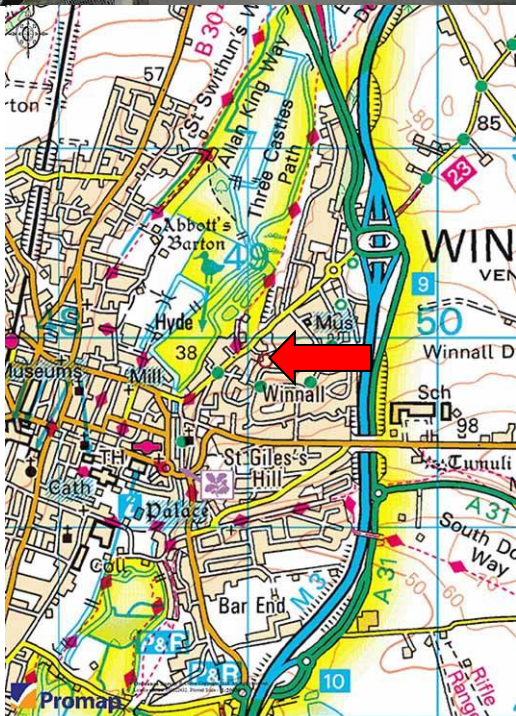


**AREA C
OPTIMUM HOUSE
WINNALL VALLEY ROAD
WINCHESTER SO23 0LD**

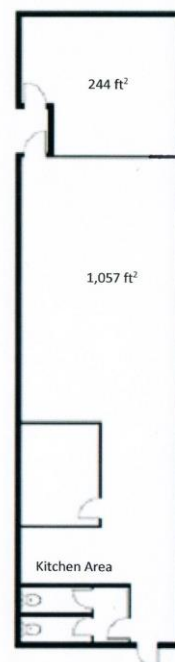


01962 855885
pearsons.com/commercial

**FIRST FLOOR OFFICES TO LET
WITH ALLOCATED PARKING SPACES
244-1,301 FT² (22.68-120.91 M²)**



- well-appointed modern offices
- situated by J9/M3 with excellent access to London/Portsmouth/Southampton
- allocated parking spaces
- double glazing
- perimeter trunking
- kitchen facilities
- Rental: £12.50 per sq. ft.



LOCATION: The property is situated in Winnall approximately half a mile from Winchester City centre and also in close proximity to the M3 motorway and A34 trunk road. Winchester has a resident population of approximately 40,000 and offers a mainline rail service to London-Waterloo taking approximately 60 minutes.

DESCRIPTION: These first floor offices, known as Area C, were purpose built and have been extensively upgraded in recent years. They benefit from perimeter trunking, suspended ceilings with recessed lighting and allocated parking.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Communal entrance hall, stairs leading to first floor "Area C"		
First Floor – Open-plan Office Spacious open plan office including 1 private office	98.23	1,057
Including kitchen area with stainless steel sink unit, fitted cupboards and worktops. Separate male and female cloakrooms each with WC and hand basin		
First Floor – Private Office	22.68	244
Shared kitchen and WC facilities "Area B"		

TERMS: The offices are available by way of a new internal repairing and insuring lease for a term to be agreed at **£12.50 per square foot, per annum, representing excellent value in the Winchester area.** Subject to periodic review if appropriate, exclusive of rates and service charge.

SERVICE CHARGE: In the case of a lease, a service charge is levied in respect of the cost of maintenance and repair of the common parts. Further details upon request.

RATEABLE VALUE: Rates to be re-assessed. For guidance on business rates contact Winchester City Council Rates Department on 01962 840222.

E.P.C. RATING: D (91).

LEGAL COSTS: Each party to bear their own legal costs incurred in the transaction.

VIEWING: All enquiries and appointments to view must be made via:

PEARSONS COMMERCIAL - TELEPHONE: 01962 855 885

www.pearsons.com

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