



**50% RENT DISCOUNT FOR FIRST 6 MONTH**

## First Floor

88/89 High Street, Winchester, SO23 9AP

## Refurbished Self Contained City Centre Offices

850 sq ft

(78.97 sq m)

- \*50% Rent Discount for the First 6 Months\*
- Prominent City Centre Location
- 5 minute walk to Winchester Station
- Recently refurbished, with partitioned boardroom
- Self contained, with own kitchen and w/c's
- Within an attractive and prominent building

# First Floor, 88/89 High Street, Winchester, SO23 9AP

## Summary

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Available Size | 850 sq ft                                                 |
| Rent           | £18,000 per annum                                         |
| Business Rates | To Be Reassessed                                          |
| Service Charge | Fair & Reasonable Proportion, reflecting 33.33% of costs. |
| VAT            | To be confirmed                                           |
| Legal Fees     | Each party to bear their own costs                        |
| EPC Rating     | D (83)                                                    |

## Description

88/89 High Street is an attractive and prominent building. The available space is located on the first floor, which is accessed via a separate entrance, serving the first and second floors only.

The subject premises is divided to provide an open plan office, meeting room, server room, kitchen, male and female toilets.

The property is specified with a suspended ceiling, LED lighting, and is heated and cooled via air conditioning.

The furniture is also available by separate arrangement.

## Location

88/89 High St is situated towards the northern side of the High Street in the city centre of Winchester, and is prominently positioned at the junction to Southgate Street.

Winchester is situated off Junction 9, 10 & 11 of the M3, 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), Alton (15 miles) and Salisbury (20 miles).

As well as an exceptional road network, Winchester's mainline railway station provides regular services to London Waterloo (1 hour) and Southampton (20 minutes) as well as destinations across the South Coast.

## Viewings

Strictly by appointing with the sole agents

## Terms

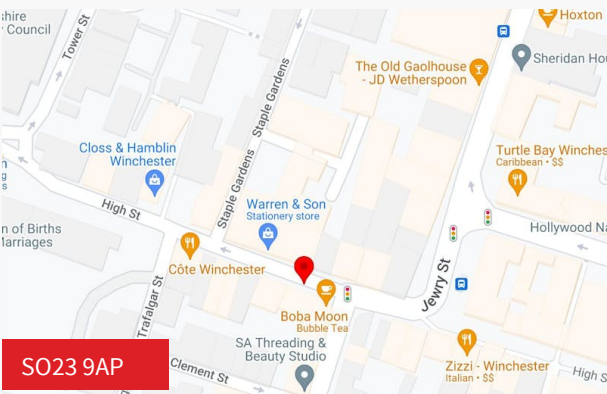
A new lease is available for a term to be agreed, contracted outside the Landlord & Tenant Act 1954 (Part II) as amended.

## Service Charge

In addition to the rent, a service charge is payable in respect of the common areas including cleaning of common areas, external/internal repairs and maintenance

## Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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