



8 St Clement Street

Winchester, Hampshire, SO23 9DR

Versatile Use Class E open-plan office premises in central Winchester.

1,141 sq ft
(106 sq m)

- Modern ground and lower ground floor office premises.
- Open-plan layout with storage space.
- Available on flexible license terms immediately.
- Just moments from iconic Winchester High Street.
- Some furniture potentially available if needed.

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Summary

Available Size	1,141 sq ft
Rent	£10,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Set on a pleasant, quiet street these premises form the ground and lower ground floor of a 4 storey building. There are windows on three sides of the bright ground floor including large window overlooking St Clement Street. On the lower ground floor there is additional office space, storage, a WC and a kitchenette, all accessed via private internal stairs.

Data points and a comms cabinet are in place.

Location

Positioned on St Clement Street off Southgate Street, just moments from the High Street. The law courts are at the top of the road, while the Railway Station and the Royal Hampshire County Hospital are both close by. The proximity of the High Street and other city centre roads means that the full range of amenities, cafes and eateries are practically on the doorstep.

Terms

Rent: £10,000 per annum.

Rateable value : £14,500.

Rates Payable Approx. : £6,627.97 per annum.

Services: Gas heating, electricity, water and drainage connected (utilities payable by lessee/ licensee).

EPC :To be confirmed.

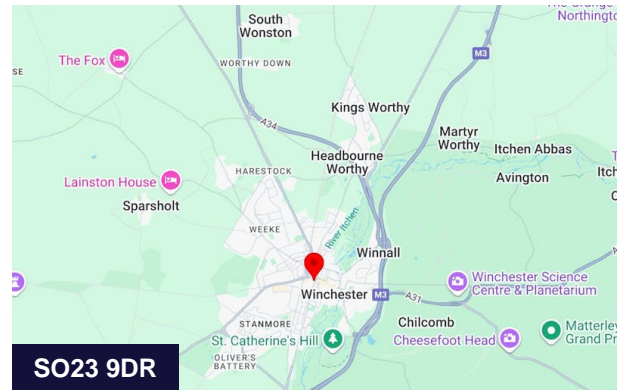
Local Authority: Winchester City Council.

Possession: Full possession on completion of terms and legal formalities.

Lease terms: Available on a flexible tenancy arrangement / licence to occupy by negotiation.

Legal Costs: Each party to bear their own costs.

Viewings: For more information and to arrange an appointment to view the property please contact Bill Jarvis on 01962 866777.



Viewing & Further Information



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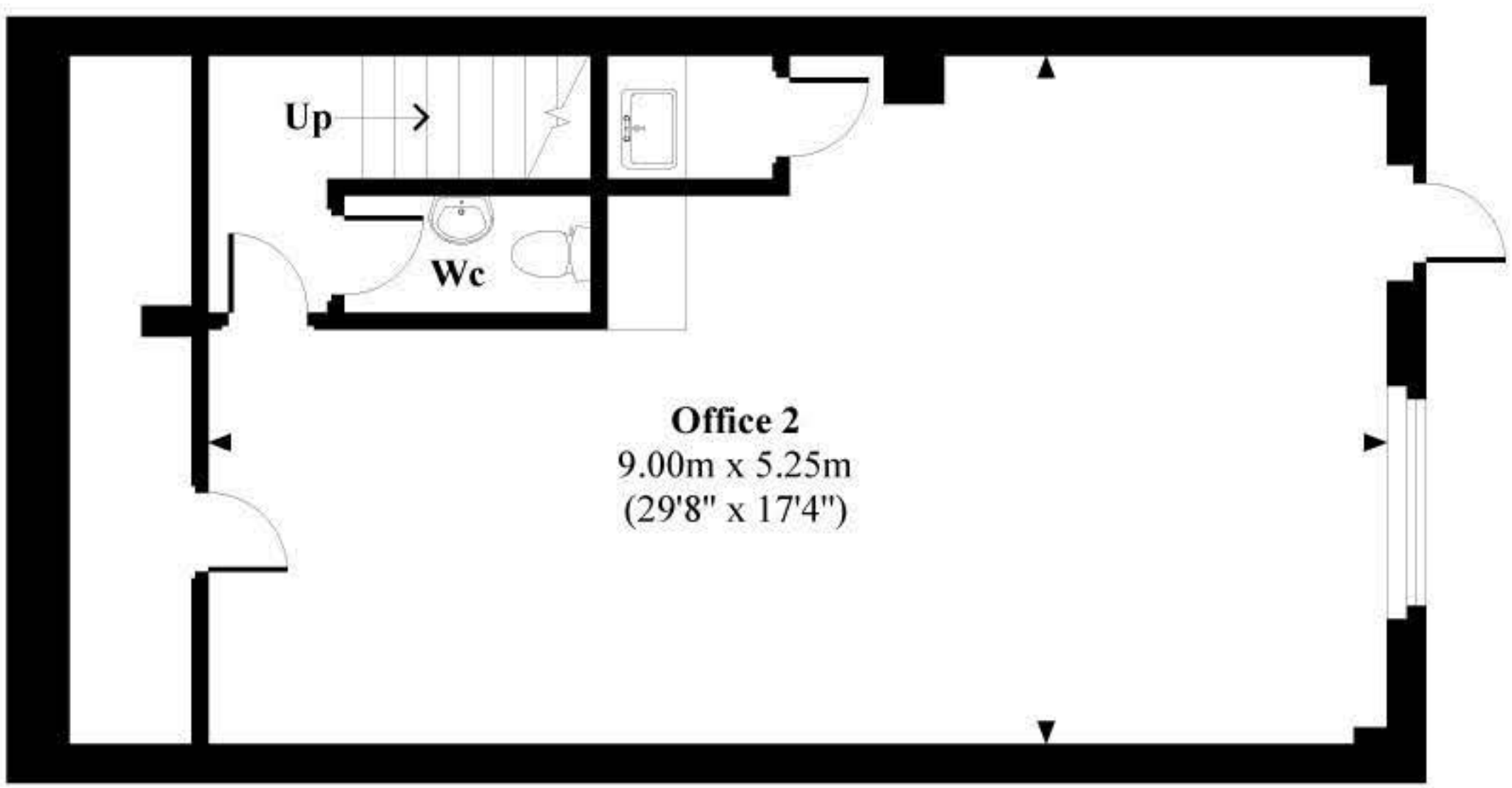
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8 St. Clement Street

Approximate Gross Internal Area
Lower Ground Floor = 568 Sq Ft / 52.82 Sq M
Ground Floor = 573 Sq Ft / 53.26 Sq M

Plan not to scale and is for illustrative purposes only. The dimensions, North point, size and position of doors, windows and other features are approximate only and should not be relied upon. All spaces attached to the main property are included in the floor areas stated.
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Lower Ground Floor



Ground Floor

