

**TO LET**

**SELF-CONTAINED OFFICE PREMISES**

**948 SQ FT // 88.1 SQ M**

**100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

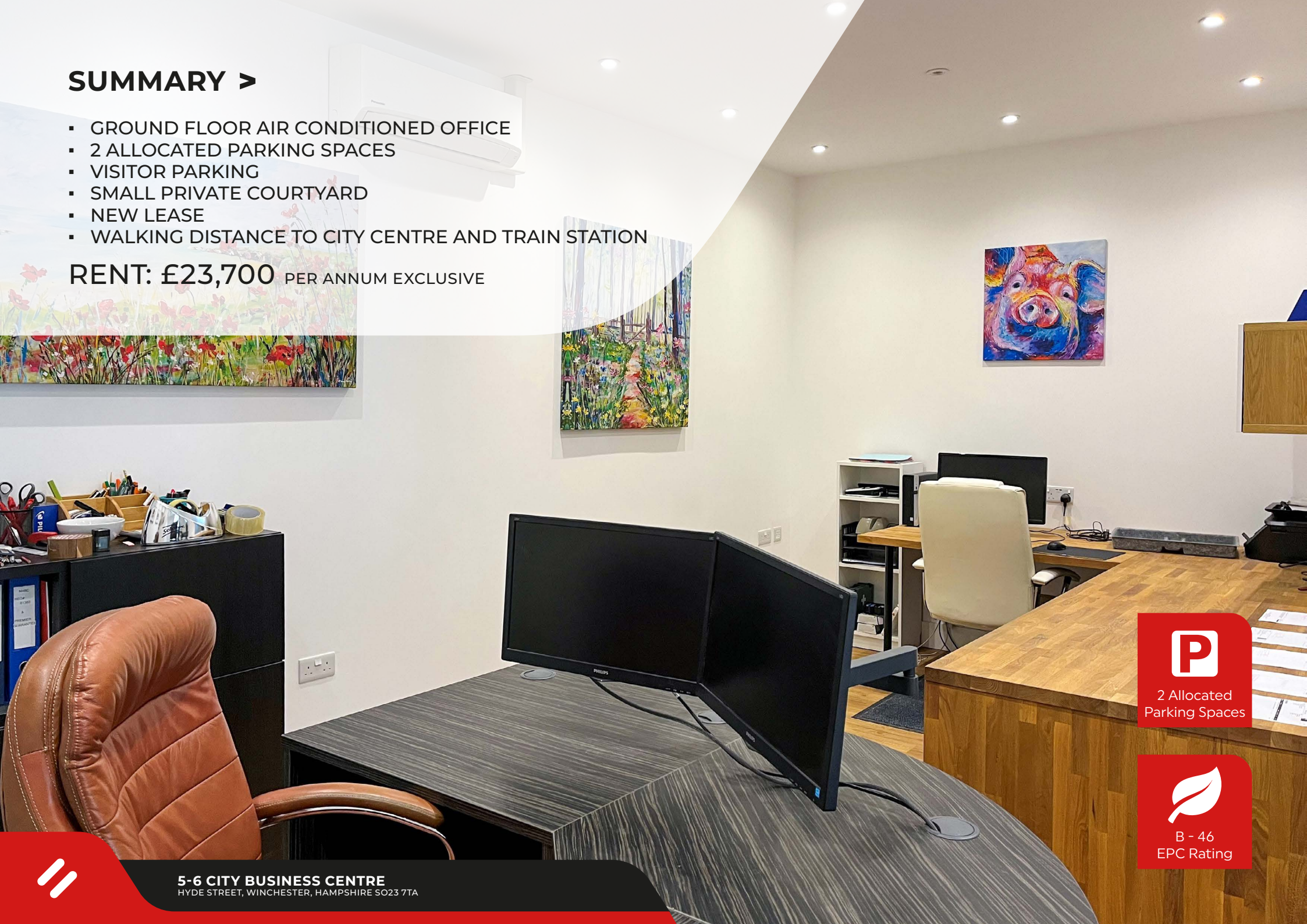
**goadsby**

**5-6 CITY BUSINESS CENTRE**  
HYDE STREET, WINCHESTER, HAMPSHIRE SO23 7TA

## SUMMARY >

- GROUND FLOOR AIR CONDITIONED OFFICE
- 2 ALLOCATED PARKING SPACES
- VISITOR PARKING
- SMALL PRIVATE COURTYARD
- NEW LEASE
- WALKING DISTANCE TO CITY CENTRE AND TRAIN STATION

RENT: **£23,700** PER ANNUM EXCLUSIVE



2 Allocated  
Parking Spaces



B - 46  
EPC Rating



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## Location

The popular City Business Centre is situated on Hyde Street to the northern side of the City. Winchester mainline railway station (Waterloo 60 minutes) is a short walk away. Junction 9 of the M3 and A34 is just a few minutes drive away.

## Description

The office forms part of a block of 2 storey business units orientated around a shared courtyard. Numbers 5-6 is on the ground floor level in a position offering a good level of privacy.

The property is constructed of brick beneath a slated roof, the accommodation will benefit from the following brief specification:

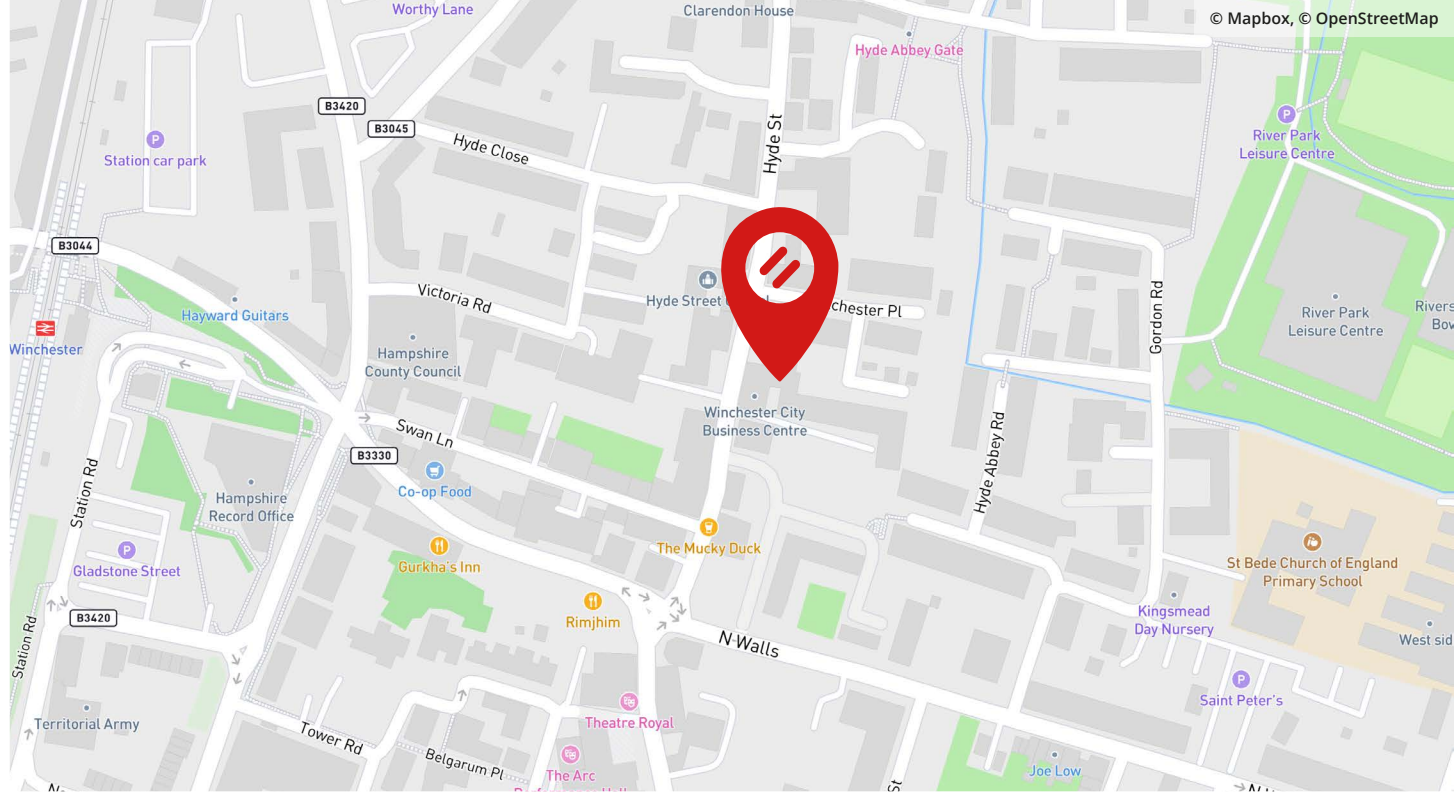
- Cat 2 lighting
- Carpets
- Own WC facilities and kitchen facilities
- Gas fired central heating
- Perimeter trunking
- LED panel lighting and spotlights
- Additional communal WC and kitchen facilities

## Accommodation

Measured approximate Net Internal Area:  
948 sq ft // 88.1 sq m

## Car Parking

There are 2 allocated parking spaces on site. There are also 4 visitor car parking spaces on site which are shared by all the units on a first come first served basis.





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## Lease

The property is available by way of a new lease for a term to be agreed. Flexible terms are available.

## Rent

**£23,700 per annum, exclusive** of rates and utilities.

## Service Charge

Service charge payable accounts to be provided.

## Rateable Value

£16,250 (from 1<sup>st</sup> April 2023)  
49.9p in the £ for 2023/24

## Legal Costs

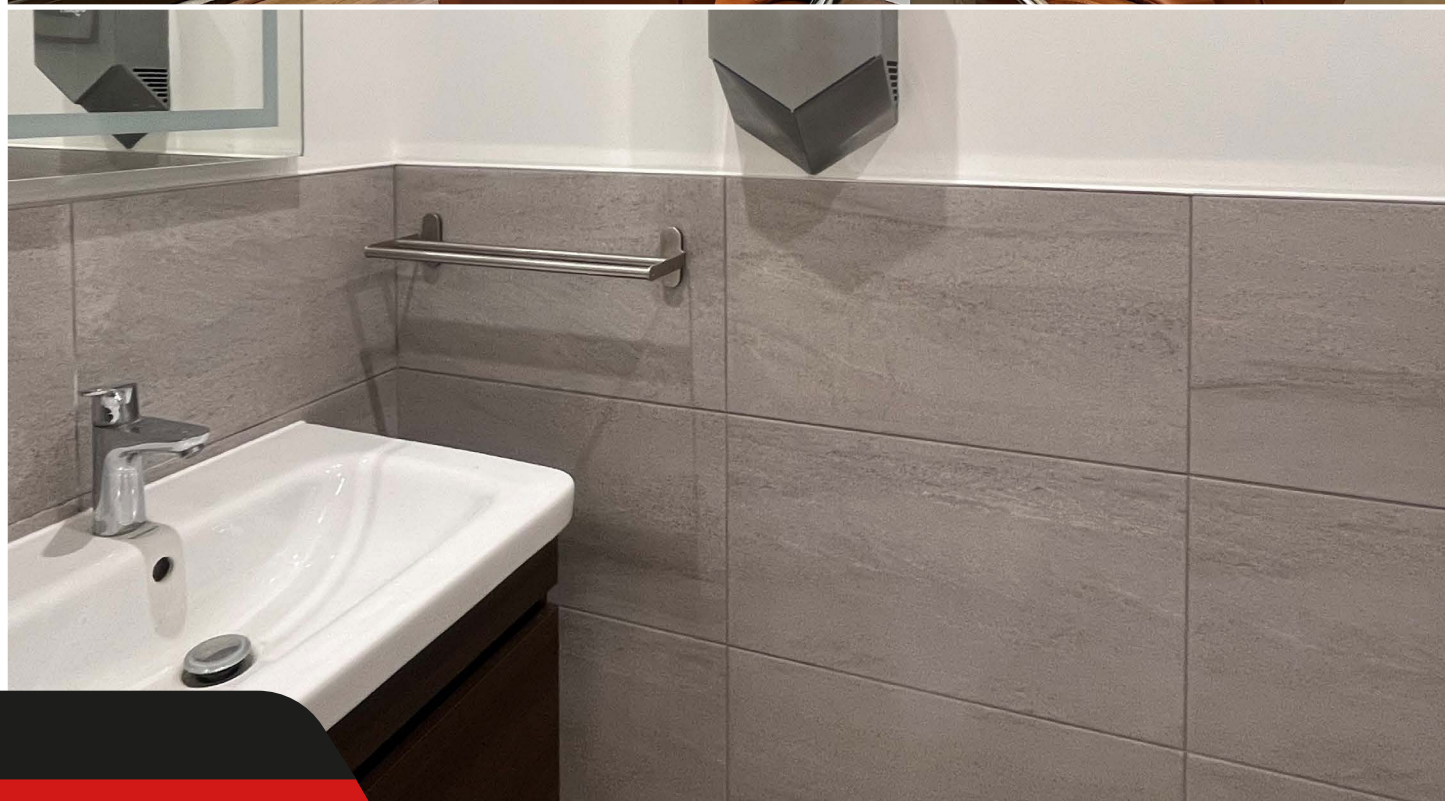
Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



**Allan Pickering**  
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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

