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Ref: O/1101

WINCHESTER, HAMPSHIRE
MODERN OFFICES WITH PARKING
TO LET

1,969 SQ FT / 182.9 M²



ADDRESS: 18 STAPLE GARDENS, WINCHESTER, HANTS. SO23 8SR

LOCATION: The property is situated in Staple Gardens in the heart of this historic Cathedral city close to the High Street. Excellent road and rail communications are provided by the M3 motorway (junctions 9, 10, & 11) linked with the A34 and A31 and the mainline railway station, London 61 minutes and Southampton 16 minutes.

18 Staple Gardens, Winchester

DESCRIPTION: The property, which was constructed about 15 years ago, comprises modern offices on ground, lower ground and mezzanine levels forming part of a mixed commercial and residential block with car parking in rear gated courtyard.

ACCOMMODATION: Based on the RICS Code of Measuring Practice we calculate the floor areas are as follows:

Ground floor	67.65 m ²	728 sq ft
Lower Ground floor	60.45 m ²	651 sq ft
Mezzanine	<u>54.80 m²</u>	<u>590 sq ft</u>
Total Net Useable Area	182.9 m²	1,969 sq ft

AMENITIES:

- Air-conditioning cassettes
- Suspended ceiling with recessed category II lighting and raised floors
- Carpeting throughout
- Kitchen area
- Good ceiling height in ground floor section
- Double glazing
- Male and female cloak rooms
- Two car parking spaces
- Five minutes' walk to mainline station

(NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)

TERMS: The premises are available for a term to be agreed on a full repairing and ensuring lease at a commencing rental of £45,000 per annum exclusive of rates and VAT.

SERVICE CHARGE: A service charge is levied to cover the cost of maintenance and cleaning of common parts, provision of services and building insurance. Further details on application.

VAT: The Property is registered for VAT.

EPC: The property is within band C with a rating of 71.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWING: Strictly by appointment with the Sole Agents:-

Matthew Pellereau Limited

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www.matthewpellereau.co.uk



Agency · Development · Investment · Management · Rating · Rent Reviews

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Energy Performance Certificate

Non-Domestic Building

HM Government

18, Staple Gardens
WINCHESTER
SO23 8SR

Certificate Reference Number:
9381-3030-0026-0990-9675

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

71

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 198
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 45

Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

84

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.