

ONLY ONE SUITE REMAINING  
8,214 sq ft



# Wykeham Court

W I N C H E S T E R

WYKEHAM COURT VICTORIA ROAD WINCHESTER SO23 7RG

# CENTRAL SOUTHERN ENGLAND. CITY CENTRE LOCATION.

Wykeham Court is a modern, purpose built, 3-storey office building ideally situated close to Winchester Railway Station and benefits from all the local amenities Winchester has to offer including boutique shops, award winning restaurants, coffee houses, and picturesque open spaces.

The world-famous Winchester Cathedral, with its beautiful public park, is just a 10-minute walk away.

The offices are currently undergoing extensive refurbishment to offer the occupier up to 22,850 sq ft of modern, flexible office space.\*

\*All internal photography was taken before refurbishment.



Top: Entrance to Wykeham Court.  
Above: Winchester Cathedral.



# FLEXIBLE WORKSPACES FOR FLEXIBLE WORKING.

Open plan flexibility. Private meeting rooms. Glass walled offices. Chill-out zones. The choice is yours.

The infrastructure of every floor has been designed with flexibility in mind - so you can create the perfect environment for your business and your team. The latest LED lighting provides a cleaner light and dramatically reduces energy consumption. Air conditioning allows for independent heating/cooling where and when you need it and the raised floor access gives you the flexibility to configure the workspace to your precise requirements. Finally, onsite cameras provide the security your company needs.



- LED Lighting
- Air Conditioning
- Flexible Workspace
- Raised Floor Access
- Onsite Security Cameras
- Shower Facilities
- Bicycle Storage
- Car Park EV Charging
- 42 Car Parking Spaces

Top: Refurbished ground floor reception.  
Above: Refurbished open plan office space.



Above: Refurbished open plan office space.



Above: Refurbished ground floor meeting area.

# OFFICE SPACE DESIGNED AROUND YOU.

From 7,123 sq ft - 22,850 sq ft

To make sure that the first impression of your business is the right impression, the new reception area is going to be something rather special. From there two lifts take you to your beautifully refurbished offices where plenty of natural light and panoramic views over the city are the order of the day.

As part of the comprehensive refurbishment works the focus has been sustainability and helping our occupiers meet their ESG needs. Steps taken include a new state of the art M&E system, Electric Vehicle charging points, new energy efficient glazing throughout and new bicycle storage and changing facilities. These improvements help significantly reduce occupiers' energy consumption.

## Available To Let

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Upper Ground Floor: **Under Offer**

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First Floor: **8,214 sq ft** (763.1 sq m)

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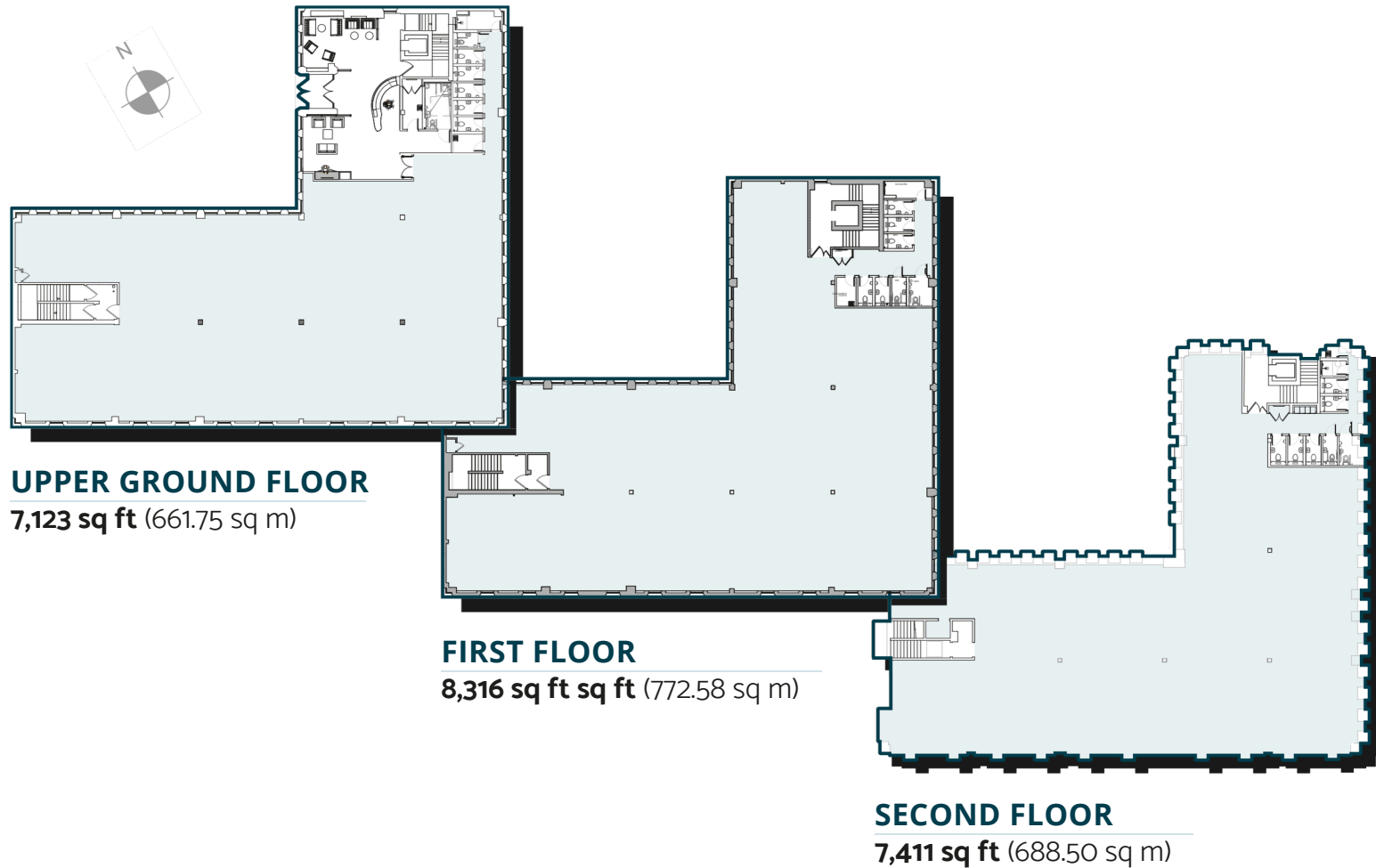
Second Floor: **Let**

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All measurements are on a Net Internal Area basis and subject to final measurements. Floor area measurements exclude the W/Cs.

# THE SPACE YOU NEED AND MORE IF YOU NEED IT.

Talk to us about your requirements.



All measurements are on a Net Internal Area basis and subject to final measurements. Floor area measurements exclude the W/Cs.

# WINCHESTER. THE PERFECT WORK/LIFE BALANCE.

One of the most affluent areas in the UK, Winchester has grown to prominence over the years thanks to its central position and exceptional working environment.

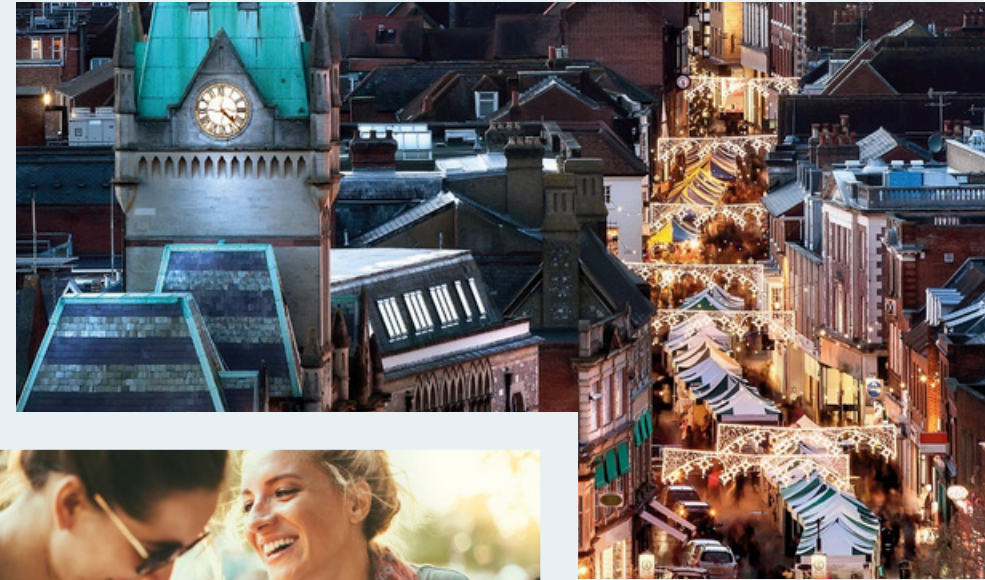
Located at the western edge of the South Downs National Park, on the River Itchen, Winchester benefits from being close to the M3 and the entire UK motorway network. Wykeham Court is positioned just a five-minute walk from Winchester Train Station. From there London Waterloo is only 70 minutes away and Southampton Central Station just a 20-minute train ride. This makes Wykeham Court ideally located for commuting and enables businesses to successfully cast their employment net further afield ensuring a reliable source of qualified and experienced employees who want to work in Winchester.



Above: Winchester water meadows.



Award  
Winning  
Restaurants



Top: Winchester Christmas market with stalls lining the high street.  
Middle: Enjoying a coffee at one of the many restaurants and cafés.  
Above: The smart way to get about in Winchester.



**Drive times from Wykeham Court to:**

<b>Junction 9 M3:</b> 5 mins	<b>Petersfield:</b> 36 mins
<b>Eastleigh:</b> 20 mins	<b>Fareham:</b> 39 mins
<b>Southampton Airport:</b> 20 mins	<b>Portsmouth City Centre:</b> 42 mins
<b>Basingstoke:</b> 26 mins	<b>Reading:</b> 52 mins
<b>Romsey:</b> 27 mins	<b>Heathrow:</b> 55 mins
<b>Southampton City Centre:</b> 29 mins	<b>London City Centre:</b> 90 mins
<b>Newbury:</b> 33 mins	

All journey times are for guidance only and are dependent on time of travel, road and engineering works.

**Rail journey times from Winchester Station to:**

<b>Southampton Airport Parkway:</b> 10 mins
<b>Southampton Central:</b> 20 mins
<b>Basingstoke:</b> 20 mins
<b>Reading:</b> 60 mins
<b>London Waterloo:</b> 70 mins
<b>Portsmouth:</b> 80 mins
<b>Heathrow:</b> 120 mins

**Business Rates**

Interested parties are advised to make their own enquiries with the Local Authority, Winchester City Council rates department, or at: [www.VOA.gov.uk](http://www.VOA.gov.uk)

**Terms Available on a new FRI lease.**

**Rent Price on application.**

**VAT**

The rent quoted is exclusive of Value Added Tax (VAT). Any interested parties should satisfy themselves as to the incidence of VAT in respect of any transaction.

**Energy Performance Certificate (EPC)**

EPC Rating B. (Post development works).

**Viewing and further information**

Strictly by appointment through the joint sole agents.



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