



ROYAL COURT

CHURCH GREEN CLOSE
WINCHESTER SO23 7TW

CONNECTED TO WINCHESTER
LINKED TO NATURE

**A COURTYARD OFFICE
CAMPUS OF 3 BUILDINGS
SURROUNDED BY BEAUTIFUL
COUNTRYSIDE**

TOTALLING 53,469 SQ FT

ROYALCOURT-WINCHESTER.CO.UK



WELLNESS FOCUSED WORKSPACE

Royal Court's airy, modern buildings and landscaped spaces are ringed by beautiful countryside with picturesque walks and leafy local cycle routes to encourage enhanced physical and mental wellbeing.

"OUR SPACIOUS NEW OFFICE AT ROYAL COURT ALLOWS US TO FURTHER GROW OUR 120+ STRONG TEAM AND ENABLES A VERY HIGH STANDARD OF CROSS-DISCIPLINE COLLABORATION AND FLEXIBILITY IN WORKING STYLES, WITH INNOVATION AND SUSTAINABILITY AT THE FOREFRONT."

DAVID JOHNSON, PARTNER, RIDGE



WINCHESTER

TO M3 J9

A34

A33

CHURCH GREEN CLOSE



ROYAL COURT

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WINCHESTER SO23 7TW

Royal Court is a courtyard office complex consisting of three detached office buildings totalling 53,469 sq ft, and is prominently positioned at the interchange between the A34 and the A33 Basingstoke Road.

The buildings offer refurbished flexible space to suit the modern office occupier's needs with extensive investment in energy efficiency.

Located in an out-of-town leafy area on the outskirts of Winchester it is perfectly suited to modern, agile, working practices.

Kings Worthy is connected to Winchester and its suburbs by bus, cycle and walking routes, and there is generous parking (1:245 sq ft) plus 10 visitor and 6 EV charging spaces should you need it.



Public footpath to Winchester

FEEL **GOOD** FACTOR



SECURE CYCLE STORAGE



REFURBISHED WCs & SHOWER FACILITIES



OUTDOOR BREAKOUT AREAS



LOCAL, PICTURESQUE WALKS



ENERGY EFFICIENT WORKSPACE



SPACE SUITED FOR AGILE WORKING WITH FLEXIBLE FLOOR PLATES



SURROUNDED BY BEAUTIFUL COUNTRYSIDE



NEARBY SPA AND FITNESS FACILITIES



CONNECTED TO WINCHESTER VIA WALKING & CYCLING ROUTES



SPACIOUS AND LIGHT



M3/A34 CONNECTIVITY

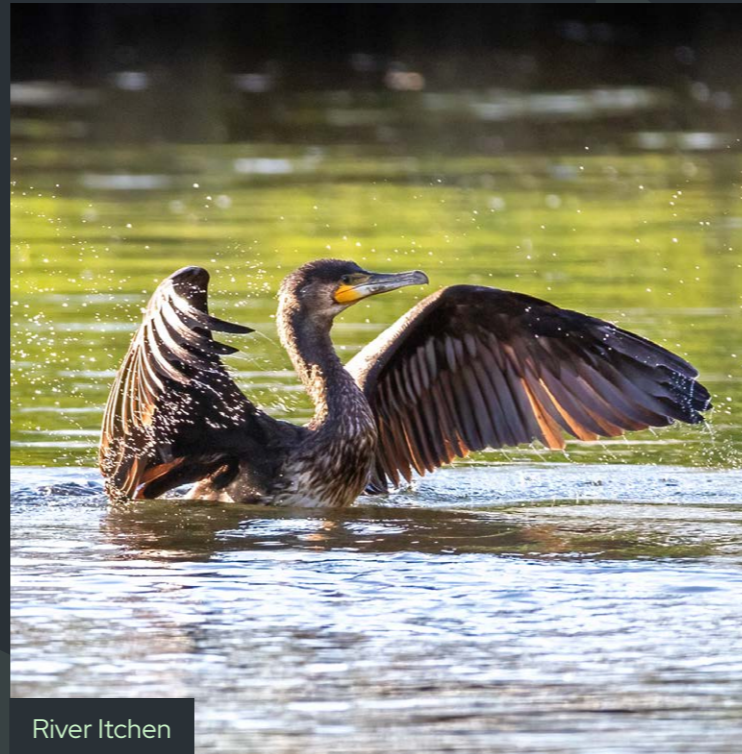


PARKING RATIO OF 1:245 SQ FT PLUS 10 VISITOR AND 6 EV CHARGING SPACES





CONNECTED TO WINCHESTER LINKED TO NATURE



River Itchen

England's ancient capital of Winchester is a city steeped in history and culture that offers a wide range of attractions for all. At the heart of the ancient city is one of the finest medieval buildings in Europe, Winchester Cathedral. Nearby Winchester College was founded by William of Wykeham in 1382 and has the longest history of any English school. Its 94 listed buildings are set in 250 acres of grounds close to the River Itchen. The University of Winchester is a renowned educational institution with a 180-year history of academic excellence and is known for its culture of sustainability and social justice.

Winchester is surrounded by beautiful countryside and is a gateway to the South Downs National Park – so whether you are a walker, rider or just want to get away from it all – the rolling hills and stunning landscapes offer the perfect escape.



South Downs National Park



Winchester Cathedral



Cobbs Farm Shop & Café



Restaurants, bars and cafés



The Winchester Hotel and Spa



A diverse and vibrant festival scene (world-famous Hat Fair)



Winchester Wellness



The King Alfred Pub

FOOD AND DRINK

The city has a wide selection of restaurants, pubs and cafés. Big names include Rick Stein, Hotel du Vin, Brasserie Blanc and The Ivy. They serve alongside award-winning and highly-regarded independent restaurants including the romantic Chesil Rectory and the Inn in the Park. Amazing pubs include The Old Vine, The Wykeham Arms, The William Walker and the Queen Inn pub and microbrewery.

RETAIL

Wander through the winding streets of Winchester and you will find a diverse retail offering of independent and big name stores, chic boutiques and designer treasure troves, as well as the UK's largest farmers' market.

CULTURE

The city itself boasts two theatres – The Theatre Royal and Chesil Theatre and several performance spaces and live music venues. The world-famous Hat Fair – the UK's longest continually running festival of outdoor arts – takes place during the first weekend of July.

SPORT AND LEISURE

The brand new Winchester Sport & Leisure Park at Bar End includes pools, a 200 station fitness suite, group exercise studios, hydrotherapy and beauty suites, a fun climbing facility, 8 court sports hall, squash courts, a café and outdoor terrace.

KINGS WORTHY

Amenities in and around Kings Worthy include picturesque pubs, a Tesco Express, a farm shop with café serving local produce and a pilates and fitness studio. The Winchester Hotel and Spa offers luxury accommodation and leisure facilities.



CLOSE TO CONVENIENCE
CLOSE TO BALANCE



Existing tenant's workspace



BRIGHT AND
PRODUCTIVE WORK
ENVIRONMENT



BRINGING PEOPLE
TOGETHER THROUGH
AGILE WORKING

IT'S **GOOD** TO BE HERE



REFURBISHED
RECEPTION AREAS WITH
SOFT SEATING



FLEXIBLE
FLOOR PLATES



HYBRID VRF AIR
CONDITIONING



LED
LIGHTING



EPC RATING A ON
REFURBISHED SPACE



SUSPENDED
CEILINGS



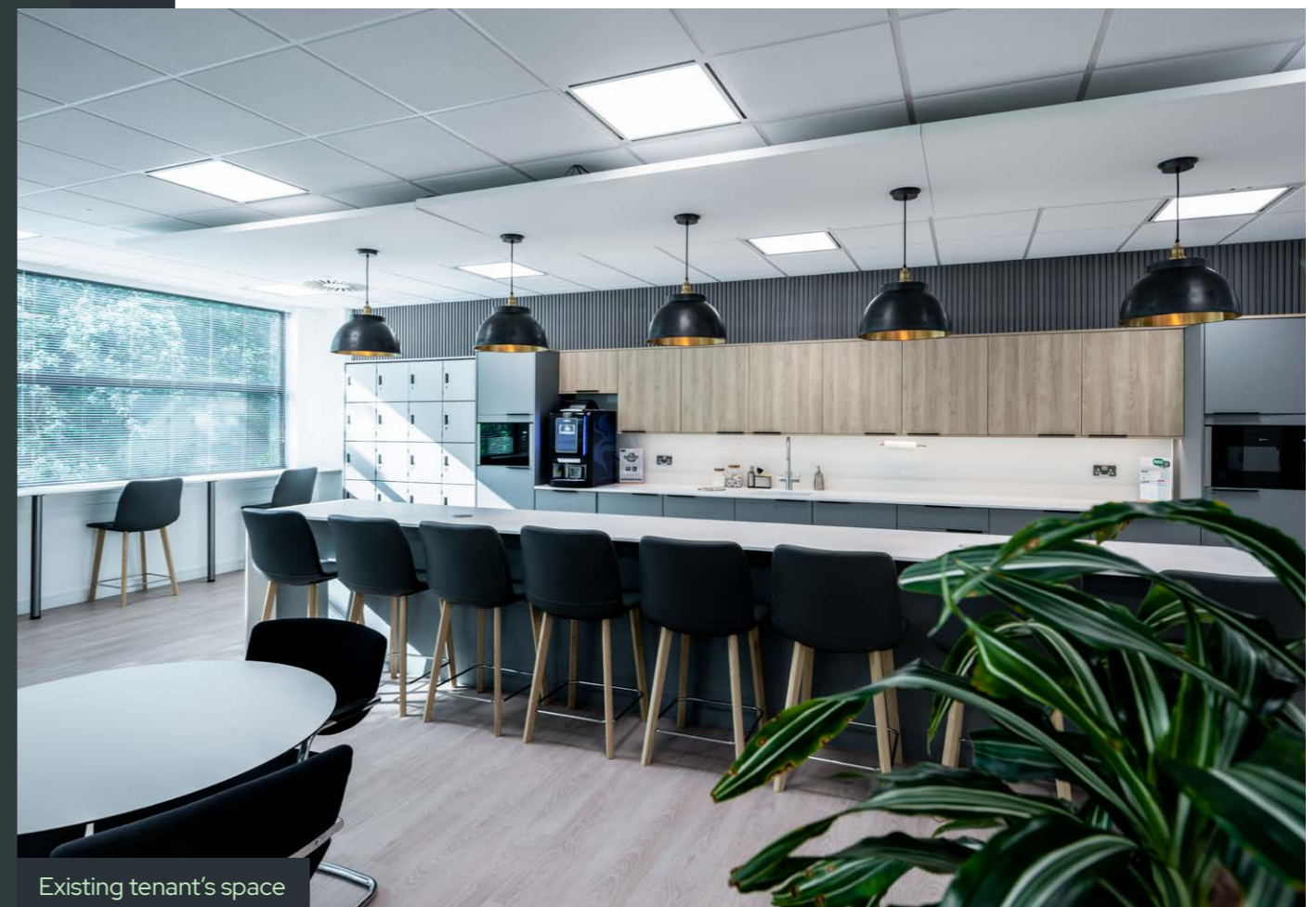
VIDEO ENTRY PHONE
SECURITY SYSTEM



PASSENGER
LIFTS



Building 1 - reception



Existing tenant's space



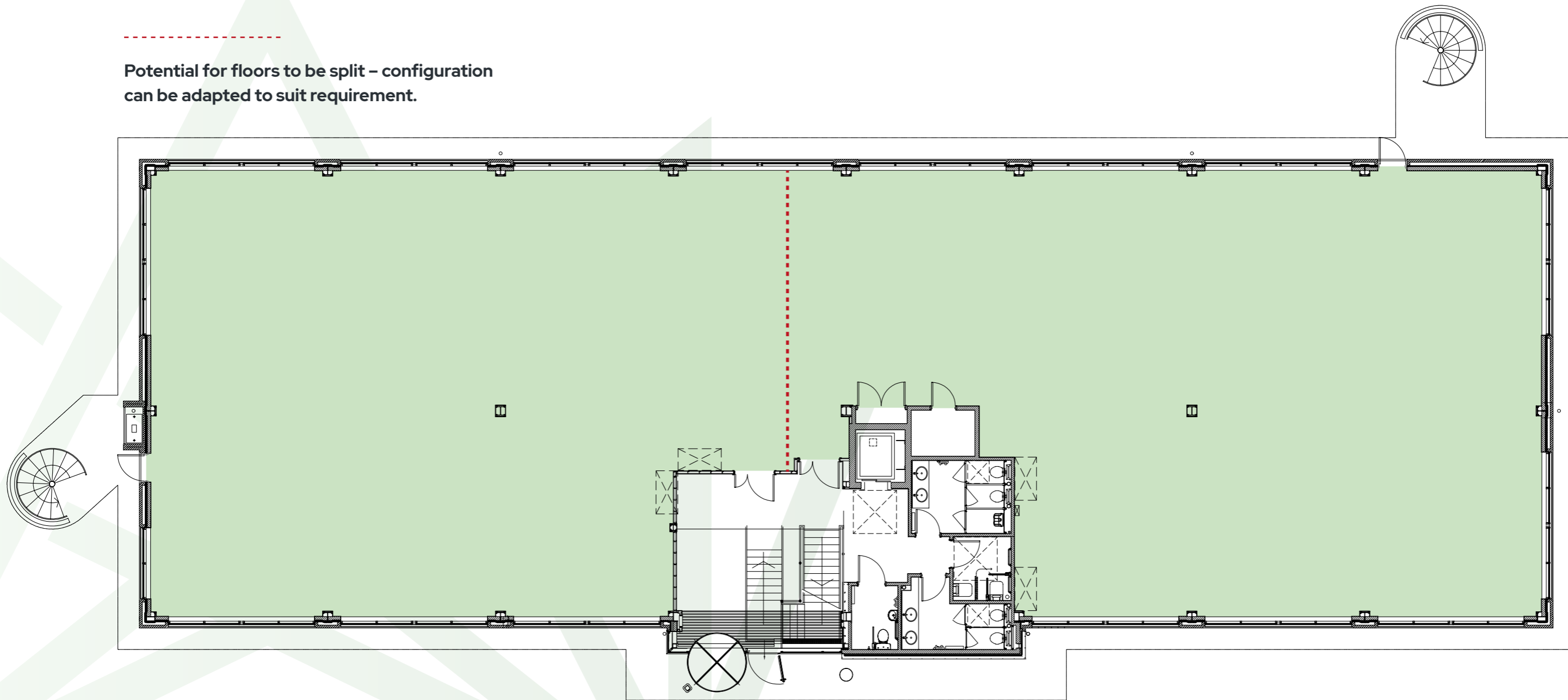
Existing tenant's workspace



1 ROYAL COURT



Potential for floors to be split – configuration can be adapted to suit requirement.



1 ROYAL COURT
GROUND FLOOR

AVAILABILITY (IPMS3)	SQ FT	SQ M
Second floor	LET TO RIDGE & PARTNERS LLP	
First floor	LET TO RIDGE & PARTNERS LLP AND LIFESTORY	
Ground floor	7,546	701
TOTAL (approx)	7,546	701



Building 1 ground floor



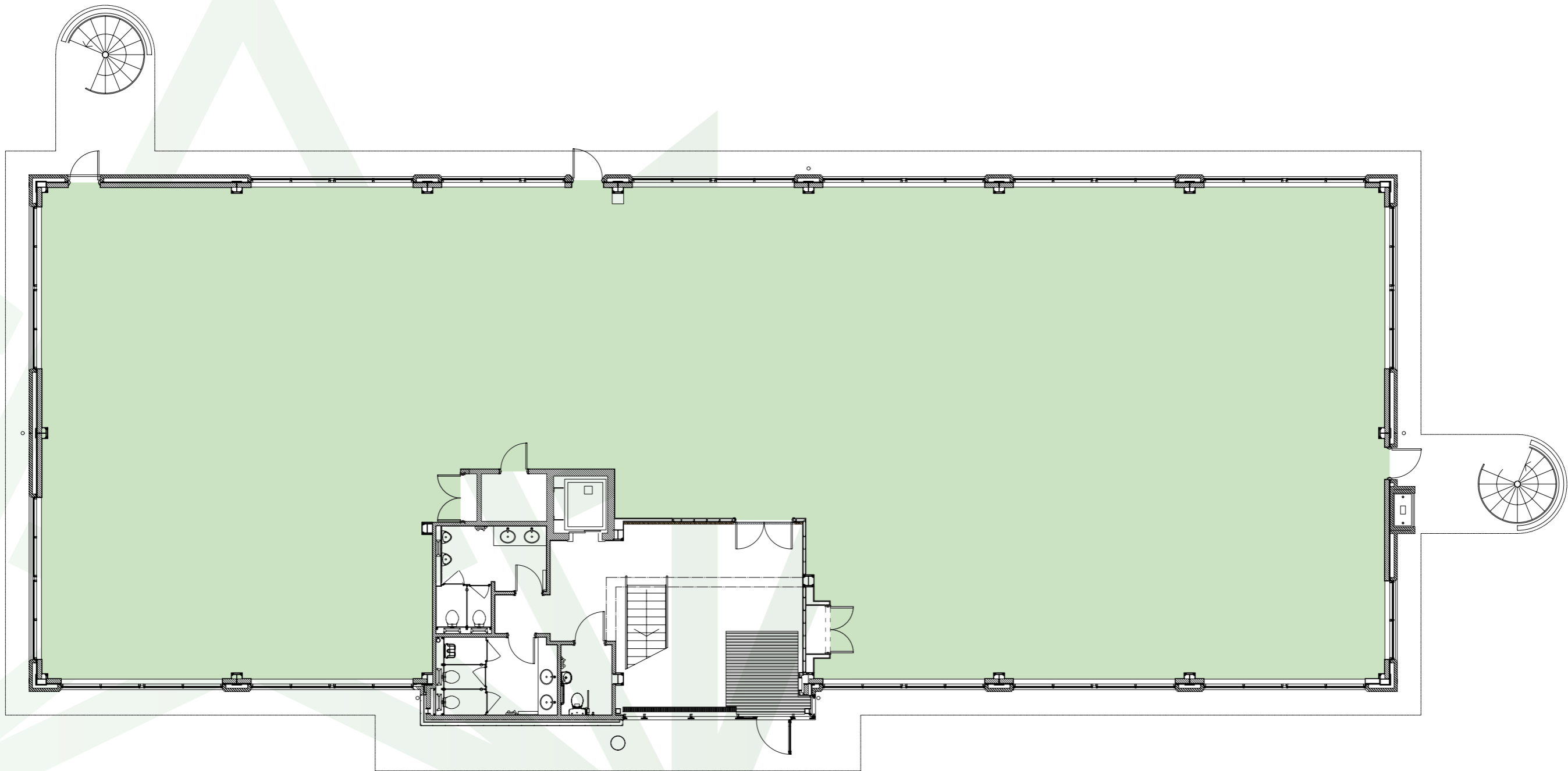
2 ROYAL COURT



No.2

WARDI-MARTINI LTD

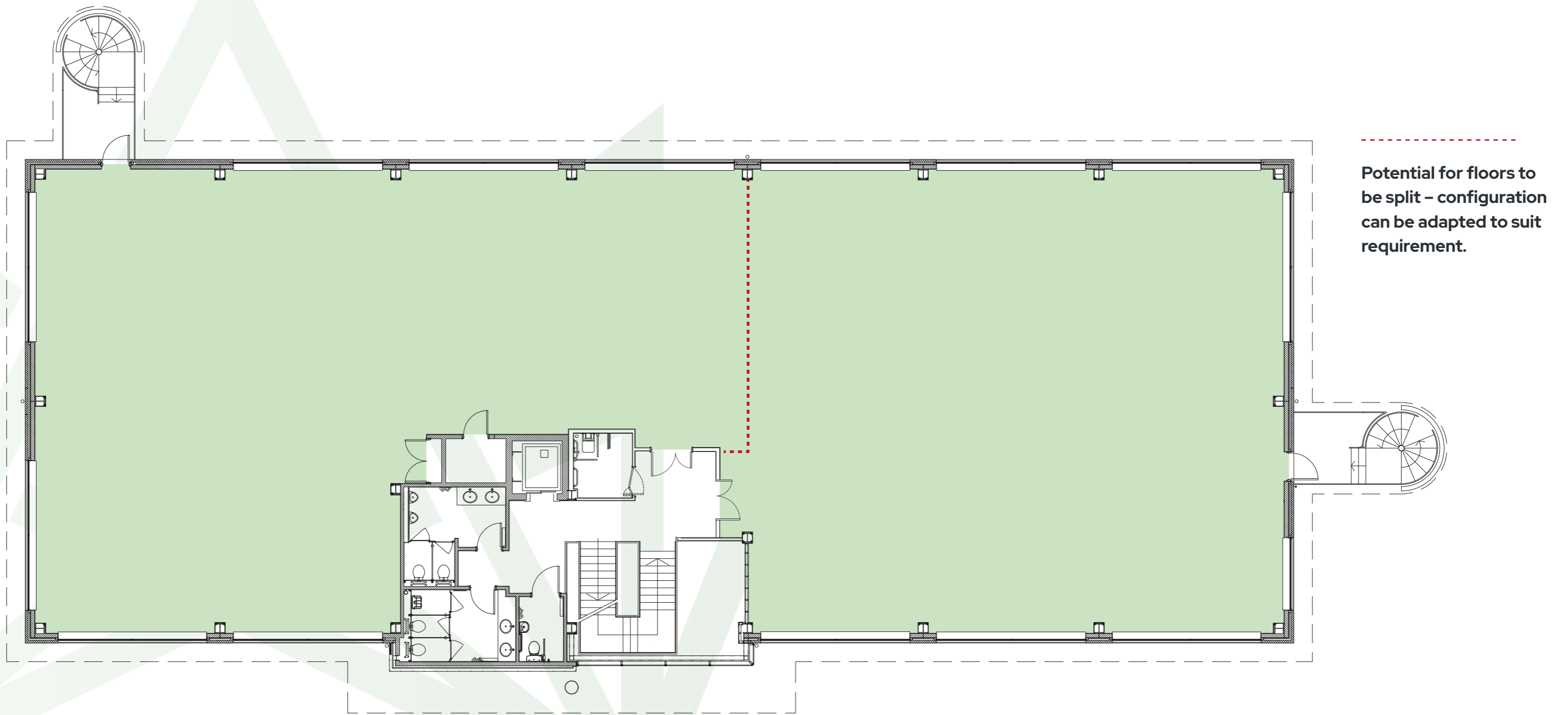
CIA




2 ROYAL COURT
GROUND FLOOR

AVAILABILITY (NIA)	SQ FT	SQ M
Second floor	6,486	602
First floor	6,546	608
Ground floor	6,545	608
TOTAL (approx)	19,577	1,818

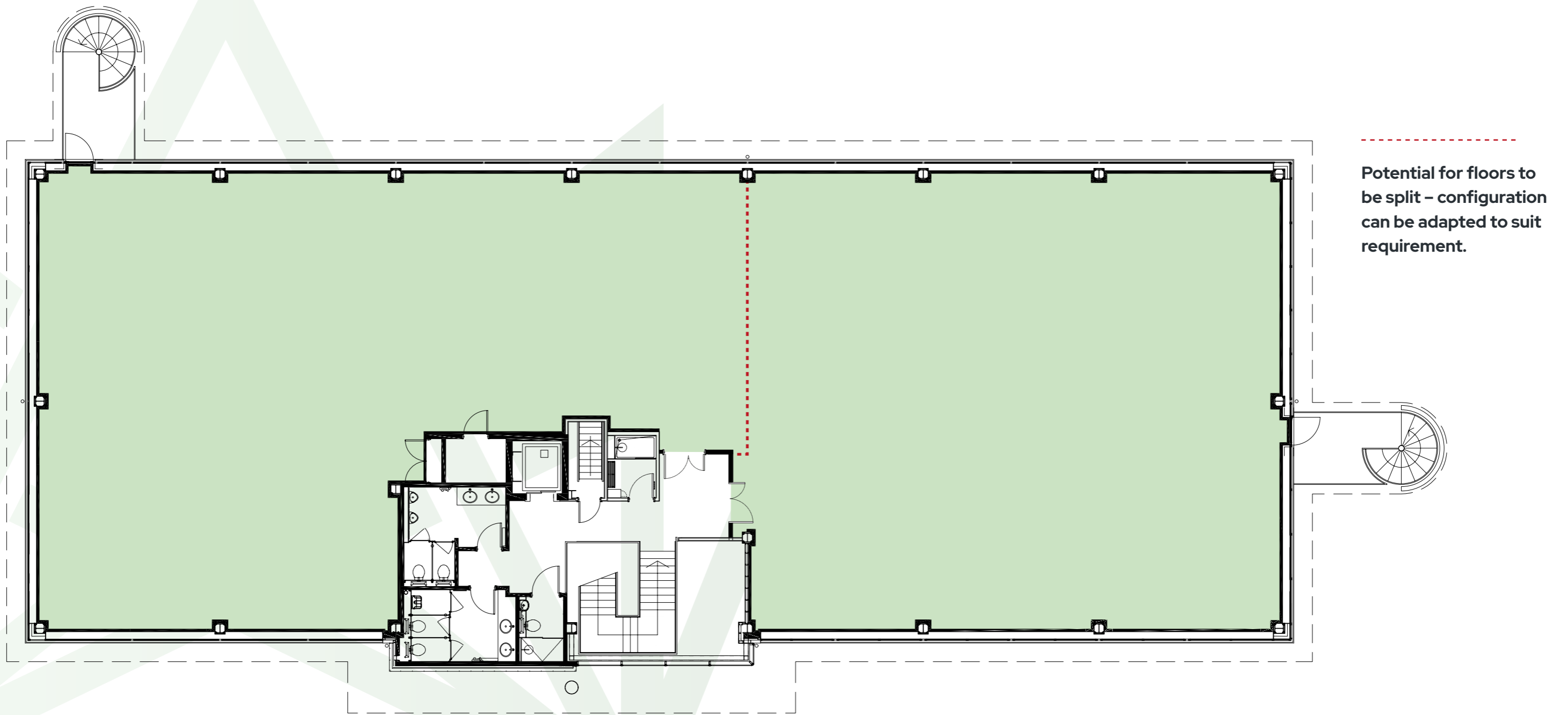
*floors areas to be re-measured to IPMS3 on completion of refurbishment




2 ROYAL COURT
FIRST FLOOR

AVAILABILITY (NIA)	SQ FT	SQ M
Second floor	6,486	602
First floor	6,546	608
Ground floor	6,545	608
TOTAL (approx)	19,577	1,818

*floors areas to be re-measured to IPMS3 on completion of refurbishment




2 ROYAL COURT
SECOND FLOOR

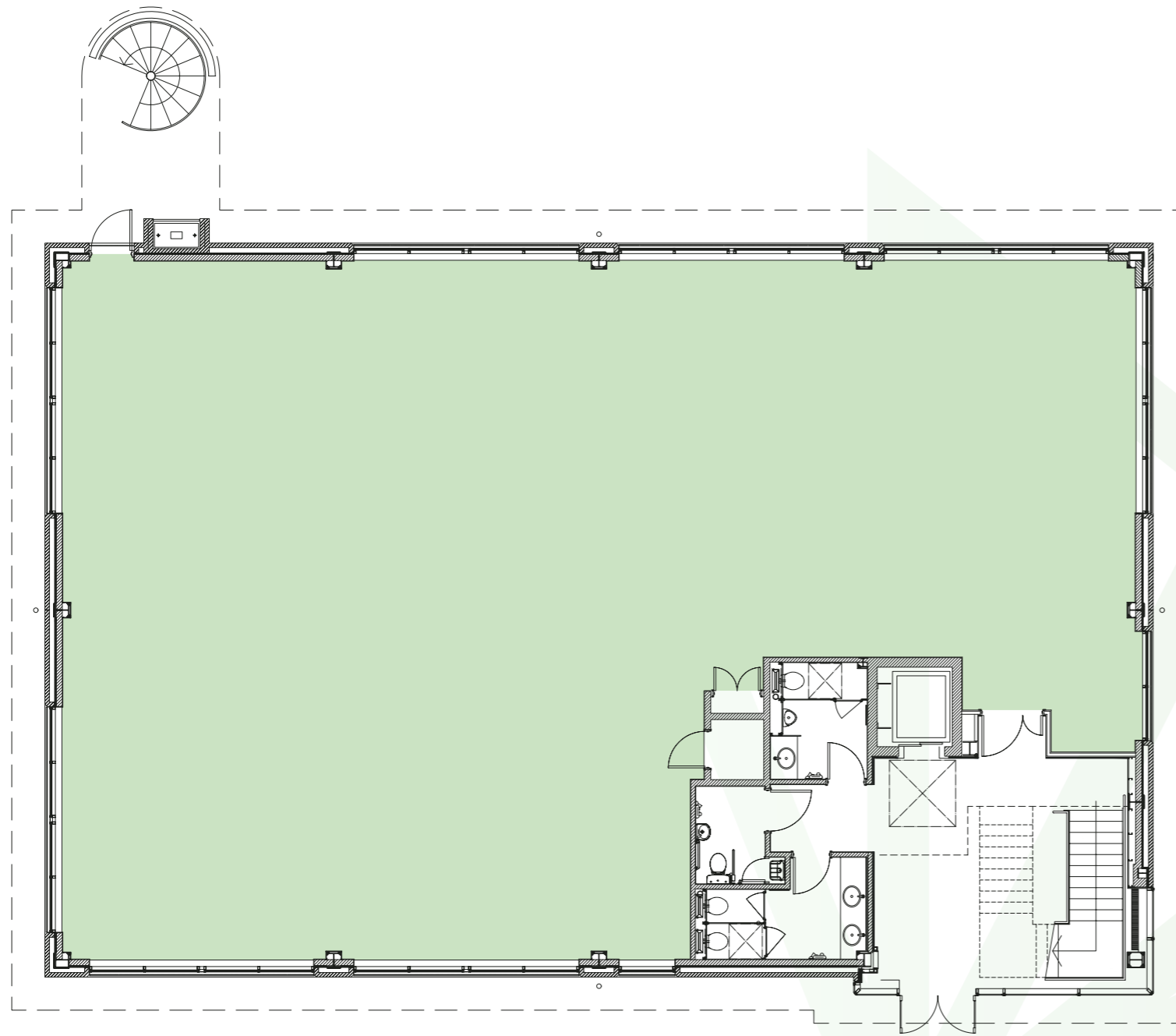
AVAILABILITY (NIA)	SQ FT	SQ M
Second floor	6,486	602
First floor	6,546	608
Ground floor	6,545	608
TOTAL (approx)	19,577	1,818

*floors areas to be re-measured to IPMS3 on completion of refurbishment



**3 ROYAL
COURT**

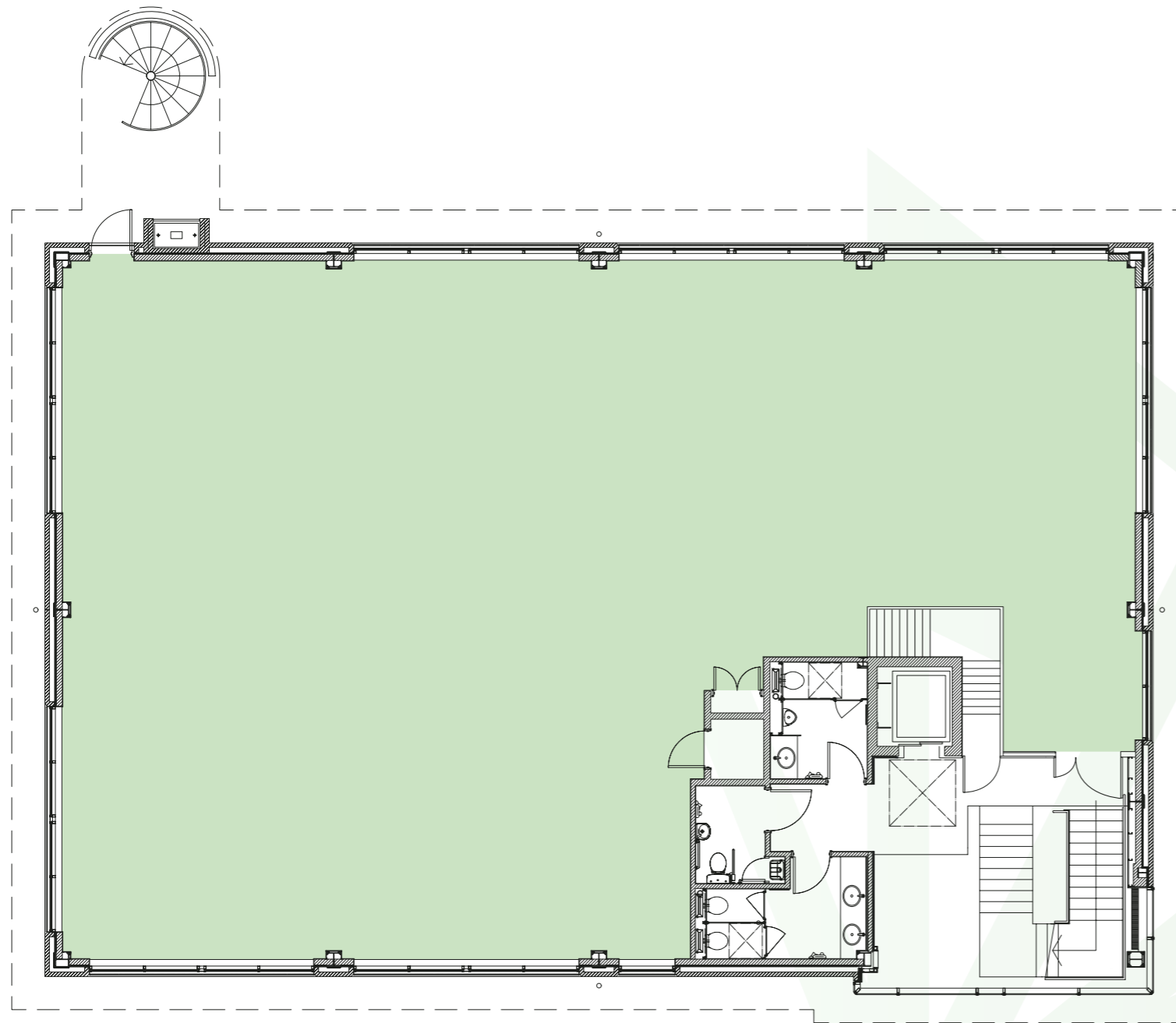





3 ROYAL COURT
GROUND FLOOR

AVAILABILITY (NIA)	SQ FT	SQ M
Second floor	LET TO CARTER JONAS	
First floor	3,640	338
Ground floor	3,641	338
TOTAL (approx)	7,281	676

*floors areas to be re-measured to IPMS3 on completion of refurbishment




3 ROYAL COURT

TYPICAL UPPER FLOOR

AVAILABILITY (NIA)	SQ FT	SQ M
Second floor	LET TO CARTER JONAS	
First floor	3,640	338
Ground floor	3,641	338
TOTAL (approx)	7,281	676

*floors areas to be re-measured to IPMS3 on completion of refurbishment

LOCATION

 ● 5 mins (1.7 miles)

M3 Junction 9 to Royal Court.

 ● 8 mins (2 miles)

Royal Court to Winchester train station.

 Spring 67 ● 1 12 mins

Royal Court to Winchester train station
 – 3 mins walk to St Mary's Church stop
 – 6 mins to City Road stop by bus
 – 3 min walk to station.

 Spring 67 ● 2 19 mins

Royal Court to Winchester High Street
 – 3 mins walk to St Mary's Church stop
 – 14 mins to Winchester Bus Station
 – 2 mins walk to High Street

 ●

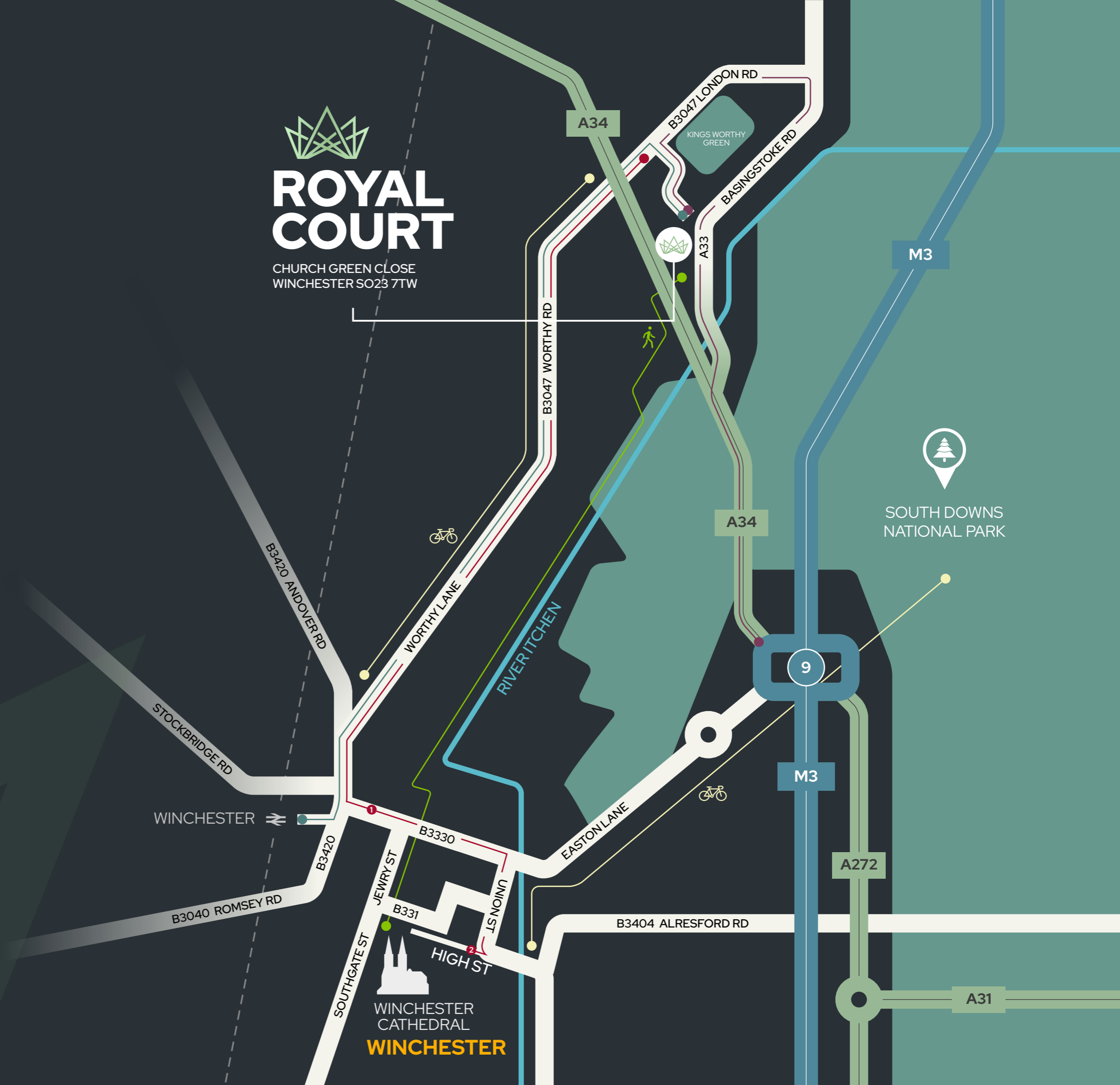
Cycle routes.

 ● 35 mins (2 miles)

Walking route to Winchester.

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 SOUTH DOWNS
 NATIONAL PARK

WINCHESTER
 CATHEDRAL
WINCHESTER

CONNECTIVITY

Royal Court's location offers excellent communication links for your staff and customers.

By Road

- 2 MILES** to Winchester & train station
- 13 MILES** to Southampton Airport
- 15 MILES** to Southampton
- 16 MILES** to Basingstoke
- 32 MILES** to Portsmouth
- 45 MILES** to Reading
- 47 MILES** to Guildford
- 50 MILES** to Heathrow Airport

By Rail (Winchester Station)

- 15 MINS** to Basingstoke
- 16 MINS** to Southampton
- 44 MINS** to Guildford
- 49 MINS** to Portsmouth
- 61 MINS** to London Waterloo





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TENURE

Available by way of new full repairing and insuring leases on terms to be agreed.

RENT

Rent on application

Rent is exclusive of business rates, service charge, insurance, utilities and VAT. Payable quarterly in advance.

BUSINESS RATES

Interested parties should seek clarification of the rateable value at: www.voa.gov.uk

LEGAL COSTS

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

ANTI MONEY LAUNDERING

AML (anti money laundering) information will be required from all prospective tenants.

**Lambert
Smith
Hampton**

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