HARMAN HOUSE, ANDOVER ROAD, WINCHESTER, SO23 7BS

OFFICE TO LET

1,599 TO 3,212 SQ FT (148.55 TO 298.40 SQ M)

Vail Williams

Summary

WELL LOCATED OFFICE SPACE - TO LET

Available Size	1,599 to 3,212 sq ft
Rent	£18.50 per sq ft
Rates Payable	£8.50 per sq ft Estimated
EPC Rating	C (62)

- Prominent location
- Close to city centre and train station
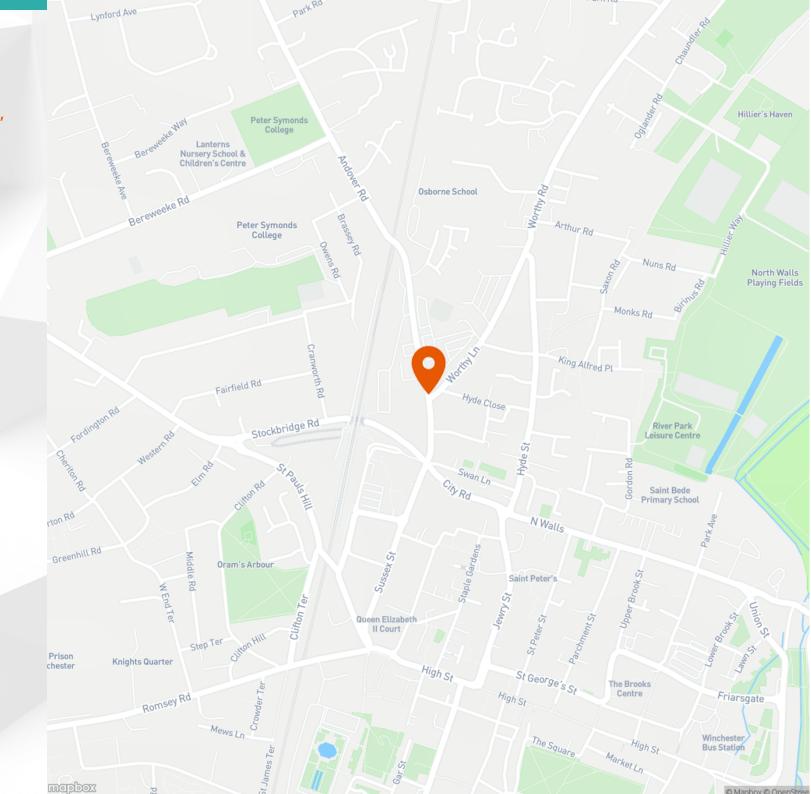- Parking for approx 6 vehicles

Location

Harman House Andover Road, Winchester, SO23 7BS

Winchester is a popular, affluent and attractive cathedral city and county town which benefits from excellent communication links.

The property is located on the north edge of Winchester City Centre, on the western side of Andover Road (B3240), one of the main routes into the City Centre. The City's retail area lies approximately half a mile to the South East, whilst Winchester Railway Station is approximately a quarter of a mile to the west.

Further Details

Description

The property comprises a detached 3 storey 1960s block consisting of ground floor reception, and office suites on first and second floors.

There is a kitchenette on the first floor and WCs on both first and second floors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	1,599	148.55	Available
2nd - Office	1,613	149.85	Available
Total	**3,212**	**298.40**	

Viewings

Strictly by appointment through the sole agent.

Terms

A new FRI lease to be negotiated.

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.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification may be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Enquiries & Viewings

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View on our website