

TO LET

OFFICE BUILDING

3,521 SQ FT (327 SQ M)

**9 Parchment Street
Winchester
Hampshire SO23 8AT**



Location

Located in the centre of Winchester City, this Grade II listed property is located on the west side of Parchment Street, close to the junction with St Georges Street. Winchester railway station is 0.4 miles to the north west.

Description

A Grade II listed property arranged as offices on three floors. There is an entrance door off Parchment Street leading to a central hallway and stairs. The ground and first floors offer a series of large rooms whereas the top floor is open plan.

Data cabling (cat V) is installed. Toilets, kitchen and a boiler room are located in a modern extension to the rear.

A narrow side entrance gives vehicular access to the rear yard which allows the occupier to park up to 12-16 cars (subject to some double parking).

Floor Areas

Ground Floor	Offices (4 rooms)	1,182 sq ft	109.83 sq m
First Floor	Offices (5 rooms)	1,325 sq ft	123.10 sq m
Second Floor	Offices (open plan)	1,014 sq ft	94.17 sq m

Rent

The whole building is available to let on a new lease directly from the freeholder. Rental offers in the region of £60,000 per annum.

Further Details

For further information or to arrange a viewing, please contact:

Tim Richards
Aston Rose

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The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


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