

01329 221199

eddisons.com

OFFICES – CLASS E – To Let

Eddisons



Oakwing House, Swan Lane, Winchester SO23 7AA

RENT - £29, 500 pax

133 sq m (1,426 sq ft)

- Allocated Car Parking (x3)
- Short Walk To Winchester Train Station
- Potential For Offices To Be Sub Divided
- Close To City Centre

LOCATION

The property is located in Winchester an affluent Cathedral City which has grown in prominence over recent years, thanks to its central position and exceptional working environment. Winchester is located at the edge of the South Downs National Park on the River Itchen, and benefits from being close to the M3, providing access to the wider motorway network. In addition, Winchester Train Station (with a direct service to London Waterloo) is within easy reach.

The city is situated a short car journey from Southampton, a major regional port and hub for commercial activity that forms part of the ever expanding south cost conurbation.

DESCRIPTION

The property comprises office accommodation over basement, ground, first and second floors, all accessed from a central stair core with kitchenette and toilet facilities. The property benefits from three allocated car parking spaces.

In our view the property would suit a range of uses subject to all necessary consents and approvals being obtained and, the office accommodation could also be sub-divided if required.

RENT

£29,500 per annum exclusive.

VAT

The property is understood to be elected for VAT.

BUSINESS RATES

The property has a current rateable value (01 April 2023 to present) of £21,250.

For further information on business rates please contact the Valuation Office Agency or the Local Authority.

SERVICE CHARGE

Further details available on request.

SERVICES

The property has mains connections to electricity, water and drainage.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

Under review.

VIEWING

Strictly by appointment with the joint agents:-

Eddisons
incorporating Daniells Harrison

Nick Holtby
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Trafalgar Property Consultancy

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Date: 18 October 2023



For more information, visit [eddisons.com](https://www.eddisons.com)
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