

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

OFFICE SUITE - TO LET

SUITE 7B/2 KINGSBURYS HOUSE, FRIDAYS CROSS MEWS, CHRISTCHURCH ROAD, RINGWOOD, HAMPSHIRE BH24 1DG

LOCATION Situated in the centre of Ringwood, just off Fridays Cross with access by dual carriageway to Bournemouth, Southampton and the motorway network to London.

DESCRIPTION **First Floor Office Suite approx dimensions 8.84 x 3.66 m max (29'0" x 12'0") narrowing to 2.90m (9'6") average dimensions**

Features include Cat II lighting, fully carpeted, off-peak electric heating. Toilet facilities.



Net Floor area of approximately 30.66m² (330 sq ft)

PARKING There are no parking spaces with these offices, but there is access for loading and unloading. There are casual parking areas nearby, together with a public car park within a few minutes walk of the offices.

TERMS This office suite is available by way of a Tenancy at Will for a minimum duration of one year and thereafter, this can be terminated if require after three months prior written notice.

RENT £4,785 per annum (£398.75 per month), payable monthly in advance by bankers order.

SERVICE CHARGE For the period to May 2010 this amounts to £3,567 per annum (£297.2 per month). This includes cleaning of communal parts, building insurance, business rates, sewerage charge and water rates.

VIEWING By appointment only please through the Agent.

DIRECTIONS Beside our Office, proceed along Fridays Cross Mews and the entrance door To Kingsburys House can be seen on the left under the canopy porch.

