11 Christchurch Road Ringwood Hampshire BH24 1DG Phone (01425) 470570 Fax (01425) 480084



COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

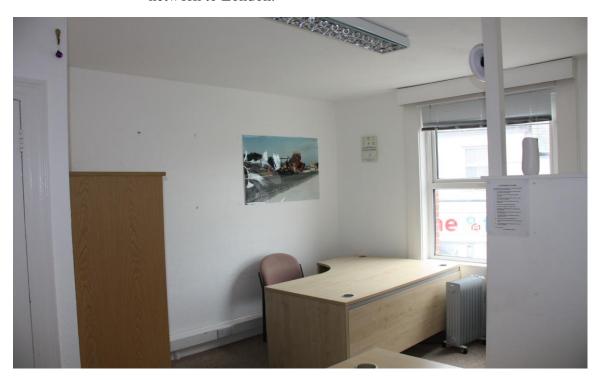
SINGLE TOWN CENTRE OFFICE TO LET

FLEXIBLE TERMS

7B4 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.



ACCOMMODATION First floor office with approx. dimensions 4.32m 3.87m (14'2 x 12'8")

providing net floor area of approximately $15.42m^2$ ($166~ft^2$). Double glazed window with pleasant outlook over Fridays Cross to the High

Street. Off peak electric heater and Cat. 2 lighting.

RENT £2,364.00 per annum (£197.00 per month) payable monthly in

advance by bankers order.

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 required

subject to three months notice.

Cont'd

BUSINESS Rateable value £1,825.00

RATES We understand that with current government policy, because of the

low rateable value on these premises, no business rates will be payable. We would however recommend all interested parties to confirm this information on these premises with the local authority.

DEPOSIT A deposit of £600.00 will be required and retained for the duration

of the Agreement.

SERVICE For the period to May 2017 this amounts to £77.00 per month and this includes cleaning of communal parts, building insurance, sewerage

includes cleaning of communal parts, building insurance, sewerage charge, water rates, fire safety maintenance and building repairs.

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.

VIEWING By appointment only please through the Agent.

DIRECTIONSBeside our Office, proceed along Fridays Cross Mews and the entrance

door to Kingsburys House can be seen on the left under the canopy

porch.

ENERGY PERFORMANCE ASSET RATING - F