

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<sup>2</sup> (166 ft<sup>2</sup>)**. 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.

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<b>BUSINESS RATES</b>	Rateable value £1,825.00 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.
<b>DEPOSIT</b>	A deposit of £600.00 will be required and retained for the duration of the Agreement.
<b>SERVICE CHARGE</b>	For the period to May 2017 this amounts to £77.00 per month and this includes cleaning of communal parts, building insurance, sewerage charge, water rates, fire safety maintenance and building repairs.
<b>PARKING</b>	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.
<b>VIEWING</b>	By appointment only please through the Agent.
<b>DIRECTIONS</b>	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.

**ENERGY PERFORMANCE ASSET RATING - F**

