

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## DETACHED OFFICES - TO LET

### *COURT VALE FARM, COURT HILL, FORDINGBRIDGE, HAMPSHIRE. BP6 3HL*

**LOCATION** Court Vale Farm occupies a semi-rural location some 2/3 miles from Fordingbridge with its access onto the A338 Salisbury Road that provides access to Ringwood and the A31 leading to the M27/M3 motorway networks.

**DESCRIPTION** The offices are of a cellular layout and benefit from double glazed windows, kitchenette, male and female W.C.'s, laminate floor, three phase electricity and oil fired central heating.

Externally there is a hard surfaced parking area accessed through electric gates.



**Gross internal area approx. 199m<sup>2</sup> (2,138 ft<sup>2</sup>)**

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LEASE TERMS	The premises are available by way of a new full repairing and insuring lease for a term to be agreed. Upward only market rent reviews every three years.
RENT	£16,000 per annum exclusive of business rates, V.A.T., service charge, insurance premium, utilities and all other outgoings, payable quarterly in advance by standing order.
RATES	Rateable value: To be re-assessed.
SERVICE CHARGE	Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.
LEGAL COSTS	Each party to be responsible for own legal costs incurred.
V.A.T.	Unless otherwise stated, terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.
VIEWING	Strictly by prior appointment only please through the Agents.

**ENERGY PERFORMANCE ASSET RATING: E**