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Carr & Neave

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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

MODERN OFFICE SUITE – TO LET

APPROX. 492 SQ. FT.

5 THE OLD CROSSROADS, STATION ROAD, VERWOOD, DORSET. BH31 7PU

LOCATION

This modern office suite is situated in the centre of this East Dorset town, approximately 15 miles north of Bournemouth and the South Coast and having good access to the A31 trunk road some four miles distant. The population of Verwood has increased considerably over recent years and is now in the region of 16,000 and these premises, are situated in the main retail centre of the town.

DESCRIPTION

Second floor open plan office suite comprising approximately 492 square feet net (45.71m²).

From the ground floor there is a communal entrance hall with staircase and lift providing access to all floors.

Features include:

- Built in air conditioning
- Perimeter trunking
- Double glazed windows
- Modern high quality finish

This suite has a fitted kitchenette/tea point area and toilet facilities plus disabled W.C.

Net Internal Area 45.71m² (492 ft²)

Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to a property.

PARKING	There is one parking space allocated in the rear private car park with this office suite whist the main Verwood town centre free car park is within a few minutes walk of the premises plus additional parking almost opposite.
RENT	£5,600 per annum exclusive of outgoings.
LEASE TERMS	A new repairing and insuring lease is available, the duration of which is subject to negotiation.
SERVICE CHARGE	Currently this amounts to £1,500 for the year 2018, and includes most aspects of running the complex including building insurance, cleaning communal parts, fire alarm maintenance and lift maintenance. A detailed breakdown is available if required.
RATES	Rateable value: £5,000 We understand that with current government policy, because of the low rateable value on these premises, no business rates will be payable in most circumstances.
VIEWING	By appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: B