

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST FLOOR OFFICE SUITE - TO LET

APPROX. 370 SQ. FT.

3A RINGWOOD ROAD, VERWOOD, DORSET. BH31 7AA

LOCATION A first floor office suite 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 4 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 Self contained suite prominently located fronting Ringwood Road, with personal front door leading to the offices providing approximately 34.40m² (370ft²)

Office 1 - 3.84m x 2.94m (12'8" x 9'8"). Office 2 - 4.25m x 2.80m (14'0" x 9'2") Office 3 – 3.18m x 2.87m (14'5" x 13'5") Electric Heating. Kitchen - 1.78m x 1.18m (5'10" x 3'11")



Internal Area 34.40m² (370ft²)

Cont'd

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 2 parking spaces in the private car park immediately to the rear of the premises.
RENT	£5,000.00 per annum.
LEASE TERMS	A new repairing and insuring lease is available, the duration of which is subject to negotiation.
RATES	Rateable Value: £3,500
	We understand that due to the low rateable value, no business rates will be payable from for the foreseeable future. Interested parties are advised to verify these figures with the local authority.
VIEWING	By appointment only please through the Agents.

ENERGY PERFORMANCE CERTIFICATE – RATED C

