

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

- 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



