

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

GROUND FLOOR OFFICE TO LET

***SUITE 7B/1 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.
- DESCRIPTION** **Ground Floor Office approx. dimensions 3.35 x 2.74 m max. (11 ft average x 9ft max).**
- Features include Cat II lighting, electric heating. Double glazed. Toilet facilities.



Net Floor area of approximately 9.29m²(100 ft²)

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PARKING	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.
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.
RENT	£1,800 per annum (£150.00 per month), payable monthly in advance by bankers order.
BUSINESS RATES	Rateable value £1,075 Due to the low rateable value, no business rates should be payable in most instances.
DEPOSIT	A deposit of £400 will be required and retained for the duration of the Agreement.
SERVICE CHARGE	Currently this amounts to £384.00 per annum (£36.00 per month). This includes cleaning of communal parts, building insurance, sewerage charge, water rates, fire safety maintenance and building repairs.
VIEWING	By appointment only please through the Agent.
DIRECTIONS	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 - E

