

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

OFFICE SUITE - TO LET

***SUITE 7B/2 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 **First Floor Office Suite approx. dimensions 8.84 x 3.66 m max. (29'0" x 12'0") narrowing to 2.90m (9'6") average dimensions**

Features include Cat II lighting, fully carpeted, off-peak electric heating. Toilet facilities.



Net Floor area of approximately 30.66m² (330 sq ft.)

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.

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| 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 | £3,900 per annum (£325.00 per month), payable monthly in advance by bankers order. |
| BUSINESS RATES | Rateable value £4,150 per annum. We understand that with the low rateable value on these premises, no business rates will be payable in most circumstances. We would however recommend all interested parties to confirm this information on these premises with the local authority. |
| DEPOSIT | A deposit of £650.00 will be required and retained for the duration of the Agreement. |
| SERVICE CHARGE | Currently this amounts to £2,019.50 per annum (£168.29 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



