

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

GROUND FLOOR OFFICE SUITE TO LET

Possible other commercial uses

4 STATION ROAD, VERWOOD, DORSET. BH31 7PU

LOCATION Self contained ground floor premises, 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. Commercial users nearby include a number of retailers and also a Health Centre within a few minutes walk of the premises.

DESCRIPTION Reception/Office 1
3.12m x 2.54m (10'3" x 8'4")
Office 2 3.66m x 4.95m
(12'0" x 16'3") approx
Office 3 3.66m x 2.97m
(12'0" x 9'9") plus
1.68m x 0.74m (5'6" x 2'5")

There are two built-in
Storage Areas
Kitchen
Toilet Facilities
Double glazed windows
Gas Central Heating with
radiators
Cavity wall insulation
Category 2 lighting



Net internal area approx. 38.18 m² (411 ft²)

PARKING There is parking space for 3/4 vehicles outside the premises.

SPECIAL NOTE The premises are currently used as offices, and treatment/consulting room.

LEASE TERMS A new internal repairing and insuring in house licence is available, the duration of which is subject to negotiation.

Cont'd

RENT £7,500.00 per annum, exclusive of outgoings.

RATES Rateable Value: £3,600
We understand that due to the low rateable value, no business rates will be payable. Interested parties are advised to verify these figures with the local authority.

DEPOSIT A deposit will be required equal to 3 months rent and retained by the landlord for the duration of the agreement.

VIEWING By appointment only please through the Agents.

DIRECTIONS Leave Ringwood by the A31 in the direction of Bournemouth. After a few hundred yards, and just after the filling station, take the left filter signposted Verwood. Continue with this road through the Ringwood Forest until reaching Verwood and continue to the town retail centre. The premises can be found on the right as the road leads into Station Road.

ENERGY PERFORMANCE CERTIFICATE - D



