

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

SMALL TOWN CENTRE OFFICE TO LET

FLEXIBLE TERMS

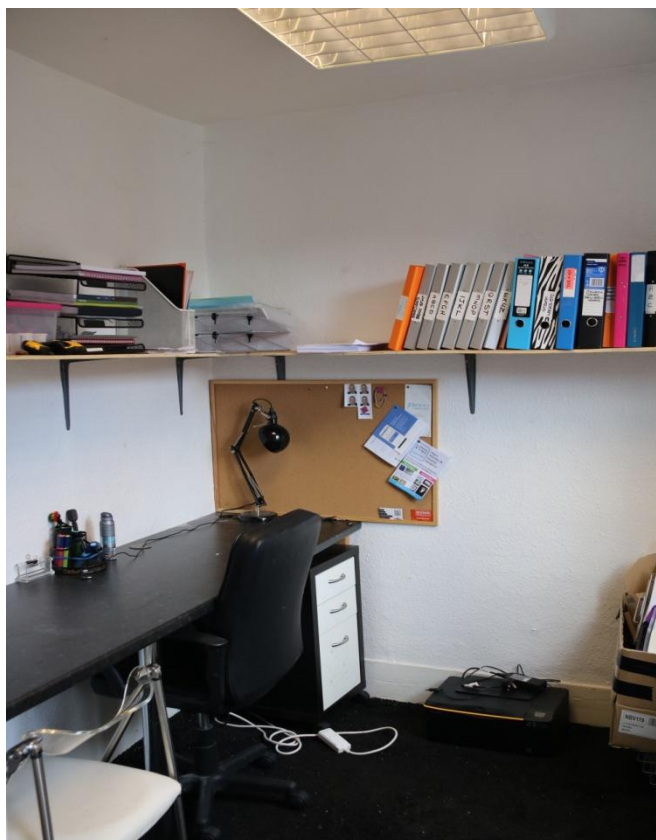
***7B/3 KINGSBURYS HOUSE, FRIDAYS CROSS MEWS,
CHRISTCHURCH ROAD, RINGWOOD, HAMPSHIRE. BH24 1DG***

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.

ACCOMMODATION

First floor office of irregular shape with approx. dimension 2.43m x 2.13m (8'0" x 7'0"). Fully carpeted, double glazed window and Cat. 2 lighting.



Net Area approx. 5.00 m² (54 ft²)

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| RENT | £1,440.00 per annum (£120.00 per month) payable monthly in advance by bankers order. |
| 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. |
| DEPOSIT | A deposit of £300.00 will be required and retained for the duration of the Agreement. |
| BUSINESS RATES | Rateable value £700.00 (In most instances, due to the low rateable value, no business rates will be payable. We would recommend that interested applicants contact the Local Rating Authority to verify this). |
| SERVICE CHARGE | Currently this amounts to £30.00 per month and this includes cleaning of communal parts, building insurance, sewerage charge and water rates. |
| 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. |
| 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

