

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## FIRST FLOOR OFFICE SUITE – TO LET

***9 THE OLD POTTERY, MANOR WAY, VERWOOD, DORSET.  
BH31 6HF***

### LOCATION

Situated in the centre of the town and easily accessed directly from the main Ringwood Road. Verwood is 5 miles from the A31 at Ringwood leading to Bournemouth, Poole and Southampton, with motorway links beyond to Winchester and London.

### DESCRIPTION

This prestigious development was built in about 2008/9 and this first floor office is accessed through a communal video entry phone controlled entrance with stairs and a lift providing disabled access to the first floor. The office suite provides an internal floor area of approx. 74.1m<sup>2</sup> (797 ft<sup>2</sup>).

Designed as open plan offices but currently partitioned to provide 3 individual offices plus open plan reception/general office. Kitchenette.

Features include:

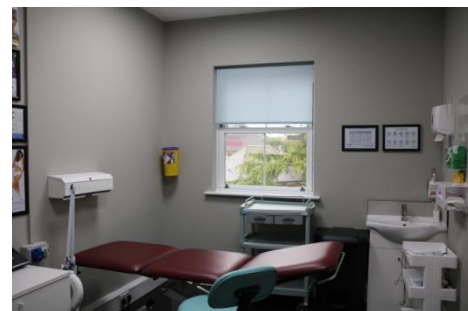
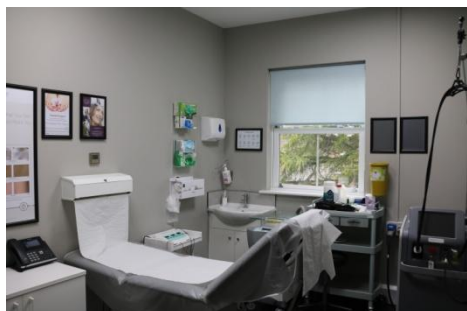
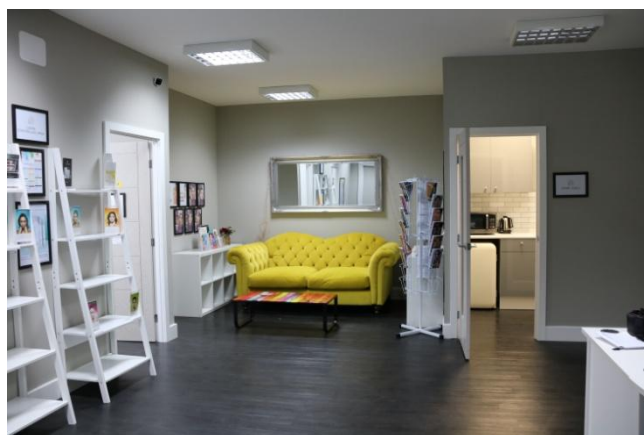
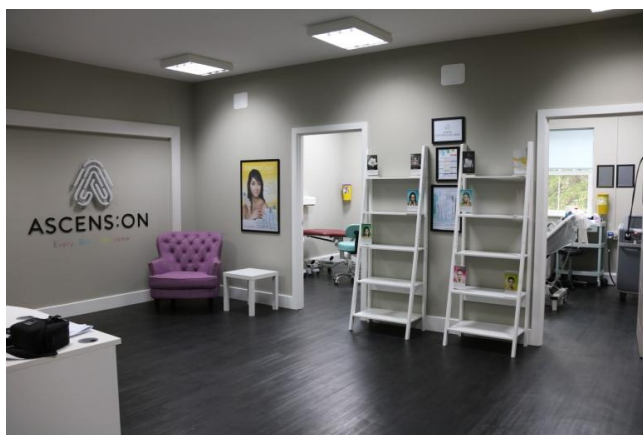
- Two offices with air conditioning
- Gas under floor heating
- Perimeter trunking
- Double glazed windows



**Overall Internal Area Approx. 74.1m<sup>2</sup> (797 ft<sup>2</sup>)**

Cont'd ....

<b>PARKING</b>	One onsite parking space, while the complex is accessed directly off the main free Verwood car park.
<b>RENT</b>	£11,000 per annum exclusive plus V.A.T.
<b>LEASE</b>	A new repairing and insuring lease is available, the duration of which is subject to negotiation.
<b>SERVICE CHARGE</b>	Budget charges for year until 31 <sup>st</sup> July 2023 is £2993.15 for communal repairs, re-decoration, communal cleaning, lift maintenance, communal electric and management etc.
<b>RATES</b>	Rateable Value: £8,800. In most instances, no business rates should be payable.
<b>VIEWING</b>	By appointment only please through the Agents.
<b>DIRECTIONS</b>	From the A31 at Ringwood take the slip road signposted Verwood and continue for 5 miles to the town centre. The premises can be found on the left situated next to the free town centre car park.



**ENERGY PERFORMANCE ASSET RATING: B**

