

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

MODERN OFFICE SUITE – TO LET

APPROX. 650 SQ. FT.

4 THE OLD CROSSROADS, STATION ROAD, VERWOOD, DORSET. BH31 7PU

LOCATION

This modern purpose built office suite is 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 four miles distant. The population of Verwood has increased considerably over recent years and is now in the region of 16,000 and these premises, are situated in the main retail centre of the town.

DESCRIPTION

First floor office suite comprising approximately 650 ft² net (45.71m²). Arranged as two interconnecting offices of irregular shape but front facing. Office 1 – 8.35m max x 4.44m narrowing to 2.67m
Office 2 – 7.08m max x 4.44m average

From the ground floor there is a communal entrance hall with staircase and lift providing access to all floors.

Features include:

- Built in air conditioning
- Perimeter trunking
- Double glazed windows
- Modern high quality finish

This suite has a fitted kitchenette/tea point area and toilet facilities plus disabled W.C.



Net Internal Area 45.71m² (650ft²)

- PARKING** There is one parking space allocated in the rear private car park with this office suite whilst the main Verwood town centre free car park is within a few minutes walk of the premises plus additional parking almost opposite.
- RENT** £9,000 per annum exclusive of outgoings.
- LEASE TERMS** A new repairing and insuring lease is available, the duration of which is subject to negotiation.
- SERVICE CHARGE** Currently this amounts to £747.75 for the quarter, on account to 30.06.23 and includes most aspects of running the complex including building insurance, cleaning communal parts, fire alarm maintenance and lift maintenance. A detailed breakdown is available if required.
- RATES** Rateable value: £7,000
- We understand that because of the low rateable value on these premises, no business rates will be payable in most circumstances.
- VIEWING** By appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: B

