

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST FLOOR OFFICE SUITE – TO LET

***10 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 suite is accessed through a communal video entry phone controlled entrance with stairs and a lift providing disabled access to the first floor. Karndean type flooring

Designed as open plan offices but currently partitioned to provide a private office. Newly fitted kitchenette.

Features include:

- Gas under floor heating
- Perimeter trunking
- Double glazed windows



Overall Internal Area Approx. 74.16m² (798 ft²)

Cont'd

PARKING This complex is accessed directly off the main free Verwood car park.

RENT £10,300 per annum exclusive plus V.A.T.

LEASE A new repairing and insuring lease is available, the duration of which is subject to negotiation.

SERVICE CHARGE For the year until 31st July 2024 this amounts to £3,346 on budget. This includes most aspects of running the complex including building insurance, cleaning communal parts, fire alarm maintenance and a sinking fund. A detailed breakdown is available.

RATES Rateable Value: £9,600
Due to the low rateable value, no business rates should be payable in most instances.
(Interested parties are advised to verify these figures with the Local Rating Authority).

VIEWING Strictly by confirmed appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: B



