

### COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

# **OFFICE SUITE - TO LET**

## SUITE 7B/2 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.

# **DESCRIPTION** First Floor Office Suite approx. dimensions 8.84 x 3.66 m max. (29'0" x 12'0") narrowing to 2.90m (9'6") average dimensions

Features include Cat II lighting, fully carpeted, off-peak electric heating. Toilet facilities.



## Net Floor area of approximately 30.66m<sup>2</sup> (330 sq ft.)

#### 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.

#### Cont'd .....

Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to a property.

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.
RENT	£3,900 per annum (£325.00 per month), payable monthly in advance by bankers order.
BUSINESS RATES	Rateable value £4,150 per annum. We understand that with the low rateable value on these premises, no business rates will be payable in most circumstances. We would however recommend all interested parties to confirm this information on these premises with the local authority.
DEPOSIT	A deposit of $\pounds 650.00$ will be required and retained for the duration of the Agreement.
SERVICE CHARGE	Currently this amounts to138.88 pcm. This includes cleaning of communal parts, building insurance, sewerage charge, water rates, fire safety maintenance and building repairs.
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

