

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

SMALL TOWN CENTRE OFFICE TO LET

FLEXIBLE TERMS

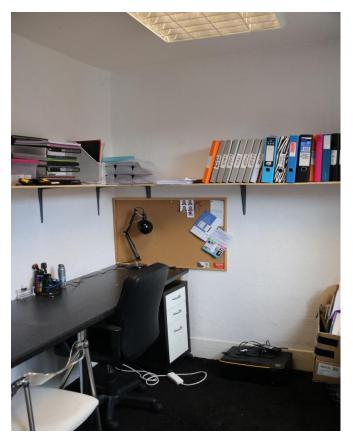
7B/3 KINGSBURYS HOUSE, FRIDAYS CROSS MEWS, CHRISTCHURCH ROAD, RINGWOOD, HAMPSHIRE. BH24 1DG

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)

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.

RENT	£1,680.00 per annum (£140.00 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 $\pounds 350.00$ 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