

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## OFFICE SUITE - TO LET

***SUITE 7A 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

Second floor office suite comprising three rooms:-

#### Office 1

3.60m x 3.30m (11'10" x 10'10") with door to walk-in Storeroom

#### Office 2

4.01m x 3.30m (13'2" x 10'10")

#### Office 3

3.09m x 2.76m (10'2" x 9'1")

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



**Net Floor area of approximately 33.45m<sup>2</sup> (360 ft<sup>2</sup>)**

### 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.

### 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

£4,500 per annum (£375.00 per month), payable monthly in advance by bankers order.

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<b>SERVICE CHARGE</b>	Currently this amounts to £2,705.16 per annum (£225.43 per month). This includes cleaning of communal parts, building insurance, sewerage charge, water rates, fire safety maintenance and building repairs.
<b>BUSINESS RATES</b>	Rateable value £4,800 per annum. Due to the low rateable value no business rates should be payable in most instances but, interested parties should confirm this with the local authority.
<b>DEPOSIT</b>	A deposit of £600.00 will be required and retained for the duration of the Agreement.
<b>VIEWING</b>	By appointment only please through the Agent.
<b>DIRECTIONS</b>	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**