

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST FLOOR OFFICE SUITE – TO LET

***7 THE OLD POTTERY, MANOR WAY, VERWOOD, DORSET.
BH31 6HF***

LOCATION

Situated in the centre of the town above Costa Coffee 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 is accessed through a communal video entry phone controlled entrance with stairs and a lift providing disabled access to the first floor. The office suite provides a gross internal floor area of approx. 64.1m² (690 ft²).

Designed as open plan offices but currently partitioned to provide two separate areas, a partitioned office 2.71m x 2.34 (8'11" x 7'.8") and kitchen/staff area 4.58m x 2.6m (15'0" x 8'7") average with the remainder open plan. Kitchenette.

Features include:

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



Overall Internal Area Approx. 64.10m² (690 ft²)

Cont'd

- PARKING** This complex is accessed directly off the main Verwood car park.
- RENT** £11,400 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** This includes building insurance and we are informed amounts to £3,715 per annum on budget.
- DEPOSIT** A deposit will be required equal to one quarters full rent to be held by the landlords for the lease duration.
- RATES** Rateable Value: £9,700 from April 2026
- We understand that with current government policy, because of the low rateable value on these premises, no business rates will be payable in most instances. We would however recommend all interested parties to confirm this information on these premises with the local authority.
- VIEWING** By appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: B



