

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

SMALL FIRST FLOOR OFFICE SUITE TO LET

21 STATION ROAD, VERWOOD, DORSET. BH31 7PY

LOCATION

A modern purpose built first floor office suite adjoining “The Verwood Surgery” and fronting the busy Station Road. This East Dorset town, approximately 15 miles north of Bournemouth and the south coast, and has good access to the A31 trunk road, some 4 miles distant.

The population of Verwood has increased considerably over recent years and is now in the region of 16,000. Apart from the office user, because the personal door providing access to the premises is so close to the Verwood Surgery with the obvious high footfall, the premises would also be suitable for medical type of uses and counselling.

DESCRIPTION

Personal front door and stairs leading to:

Room 1 – 4.40m x 3.82m wash basin

Room 2 – 4.57m x 3.04m wash basin

Room 3 – 3.77m x 4.45m

Kitchenette and toilet.

The premises have radiator central heating.



Net Internal Area approx. 47.46m² (510 ft²)

Cont'd

PARKING	Non dedicated car park adjacent to the front of the premises.
LEASE TERMS	A new internal repairing lease/agreement is available, the duration of which is subject to negotiation.
RENT	£9,000 per annum plus VAT, inclusive of electric, water and sewerage charges. Periodic upward only rent reviews.
RATEABLE VALUE	£10,500 as at 1 st April 2026 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.
SERVICE CHARGE	A service charge maybe payable towards the upkeep of the landscaped areas externally and any communal external amenities enjoyed by the premises.
VIEWING	By appointment only please, through the Agents.

ENERGY PERFORMANCE ASSET RATING – C



**11 Christchurch Road
Ringwood
Hampshire BH24 1DG
Phone (01425) 470570
Fax (01425) 480084**

Carr & Neave

enquiry@carrandneave.co.uk · www.carrandneave.co.uk

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

