

Karoo House, Old Lyndhurst Road, Cadnam, Southampton, Hants SO40 2NL

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**Commercial  
Property Consultants**

**NEW OFFICE/BUSINESS UNITS – *only 3 remaining*  
TO LET ON NEW LEASES OR FOR SALE**



- Access to A338 to Salisbury and Bournemouth
- Carpeting, heating, double glazing, plus BT & data points to G/F
  - 3 Car parking spaces per unit
  - Ground and 2 storey units available

**Phase 3, Glasshouse Studios,  
Fryern Court Road, FORDINGBRIDGE, SP6 1QX**  
**Units from 948 ft<sup>2</sup> to 1,896 ft<sup>2</sup>  
(88.07 m<sup>2</sup> to 176.14 m<sup>2</sup>)**

[www.rpullen.co.uk](http://www.rpullen.co.uk)

STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as to the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

## Location

Fordingbridge lies approx 10 miles south of Salisbury, 9 miles north of Ringwood, 10 Miles from J1 M27 and 20 miles from Southampton.

The development is located approx 1.5 miles north of Fordingbridge, just off Whitsbury Road and less than a mile from the A338 Salisbury to Bournemouth Road at Burgate.

Glass House Studios forms part of a larger development of offices in a rural setting. Phase 3 of the development is occupied by a variety of businesses including architects, a building management company, an IT company and a specialist sound system business.

## Description

The development comprises a terrace of two buildings arranged as 6 units each, built in an 'L-shape' overlooking open pastures.

The individual two storey units provide open plan offices, fitted out incorporating kitchenettes and cloakroom facilities, Category II lighting, trunking, data cabling, carpets and some with balconies. Units 23 and 24 could be subdivided into two separate units, if required.

## Specification and salient features

- Rural edge of New Forest location
- Close to A338
- 1.5 miles from Fordingbridge town centre
- Ground floor and 2 storey units
- Open plan offices
- Balcony walkways
- BT point & Data cabling to ground floor
- Kitchenette and cloakroom facilities
- Double glazing
- Carpeting
- Electric heating
- 3 Car parking spaces per unit

Plans are available upon request.

## Accommodation Summary

The accommodation for each unit, measured on the basis of International Property Measuring Standards (IPMS 2), is as set out below:-

	m <sup>2</sup>	ft <sup>2</sup>
<b><u>BUILDING 1</u></b>	Sq m	Sq Ft
<b><u>UNIT 32</u></b>		
Ground Floor	89.56	964
<b><u>BUILDING 2</u></b>		
<b><u>UNITS 23/24</u></b>		
Ground Floor	88.07	948
First Floor	<u>88.07</u>	<u>948</u>
<b><u>Total Units 23/24</u></b>	176.14	1896
<b><u>UNIT 26</u></b>		
Ground floor	44.5	479
First Floor	<u>44.5</u>	<u>479</u>
<b><u>Total Unit 26</u></b>	89	958

Units 23/24 can be subdivided



## Business Rates

The premises have to be assessed on the 2010 Rating list for rates purposes.

## Energy Performance Certificate

The property has an energy performance asset rating of 19 (band A). A copy of the certificate is available for inspection.



## Lease and Freehold Terms

The units are available either for sale or to let. Leases will be granted on new full repairing and insuring terms for a term to be agreed with the lease incorporating regular upward only rent reviews. There will be a service charge in respect of the insurance and maintenance of the building and estate.

## Rent and prices

	Rent pa	Freehold
<u>UNIT 32</u>	£10,000	£150,000
<u>Units 23/24</u>	£20,000	£290,000
<u>Unit 26</u>	£10,000	£150,000

Prices are quoted excl of VAT, rates, service charge and any other outgoings. Subject to contract

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Viewing and Further Information

Strictly by appointment with the agent through whom all negotiations must be conducted:-

**Richard Pullen, Pullen Associates**

**Tel. 023 8000 2500**

