

FOR SALE/TO LET
SELF-CONTAINED OFFICE ACCOMMODATION
88/90/178 SQ M (950/966/1,916 SQ FT)



BUSINESS SPACE

goadsby

UNITS 31 AND 32, GLASSHOUSE STUDIOS
FRYERN COURT ROAD, FORINGBRIDGE, HANTS SP6 1QX

SUMMARY

- BUILT IN 2016
- SELF-CONTAINED OFFICE ACCOMMODATION
- UNITS AVAILABLE TOGETHER OR INDIVIDUALLY
- ALLOCATED PARKING



UNIT 31

UNITS 31 & 32 GLASSHOUSE STUDIOS
FRYERN COURT ROAD, FORINGBRIDGE, HANTS SP6 1QX

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UNIT 32



UNIT 32



UNIT 31



UNIT 32

Location

Fryern Court Road is accessed off Whitby Road which is approximately 2 miles distant from Fordingbridge Town Centre. The development offers good access to the A338 which provides access to the A31 dual carriageway and M27 motorway network.

Location Map

Streetview

Description

The units form part of the latest development at Glasshouse Studios which was completed in 2016. The units comprise part of the ground floor of a two storey building which has a combination of steel cladding and timber cladding under a pitched roof. Unit 32 benefits from views overlooking the rural landscape.

The accommodation benefits from the following specification:

- Carpets
- Perimeter trunking
- Electric heaters
- Lighting
- Kitchenette
- Disabled WC (plus additional WC in Unit 32)
- UPVC double glazing
- 3 allocated parking spaces per unit

Unit 32 is available furnished:- we would urge all applicants to make further enquiries.

Summary of Accommodation

IPMS3 office areas

	Sq m	Sq ft
Unit 31	90	966
Unit 32	88	950
Units 31 & 32	178	1,916

Lease

The premises are available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews every 3 years.

Rents

Unit 31	£10,000 per annum
Unit 32	£10,000 per annum
Units 31 & 32	£20,000 per annum

The above rentals are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

Tenure

Freehold.

Prices

Unit 31	£145,000 plus VAT
Unit 32	£150,000 plus VAT
Units 31 & 32	£295,000 plus VAT

Rateable Values

Unit 31	£8,300 (from 06.07.17)
Unit 32	To be confirmed.

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

EPC Rating

Unit 31: C - 69 | Unit 32: C - 66

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



Bryony Solan
bryony.solan@goadsby.com
01202 550 110

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

Important

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.