

To Let

Modern First Floor Offices (Available as a whole or may split)

**Suites 9 & 10
The Old Pottery
Manor Way
Verwood
Dorset
BH31 6HF**



LOCATION

Constructed in 2008/9, The Old Pottery is a modern, prestigious, mixed-use development comprising 5 shop units together with 5 office suite and a further office building to the rear.

The scheme lies at the very centre of Verwood fronting the Green and facing the main Ringwood Road.

Costa occupy a double shop unit on the ground floor with the other shops being occupied by Three Wishes (cards and gifts) and Nicholas O'Hara (funeral directors).

The remaining office suites are occupied by a firm of financial advisers, a recruitment firm and a dental practice

The Old Pottery development also benefits from the 102-space, **free of charge** Potter's Wheel **car park** which is situated immediately to the rear.

Additionally, suite 9 has one allocated car parking space within the private rear car park.

DESCRIPTION

The premises comprise two interlinking office suites at first floor level. They are approached via an attractive entrance lobby with stairs and lift linking to the first floor.

The premises have a high-quality feel and feature Cat II lighting, Karndean type flooring, underfloor heating, double glazing and perimeter trunking. There is also a video door entry system.

The space to be let will be redecorated prior to the new tenants taking occupation.

The premises benefit from shared male, female and accessible WC's all at first floor level. There is an integrated fire alarm system.

ACCOMMODATION

The accommodation, which comprises two well linked suites, is available as a whole or could be returned to two suites to suit occupiers' requirements.

Approximate floor areas are as follows:

Suite 9: 792 sq ft (73.60 sq m)

NB: The space, as currently configured, incorporates a kitchen and also a private office. It also offers excellent floor to ceiling height of 9'1" (2.76m).

Suite 10: 798 sq ft (74.16 sq m)

NB: The space as currently configured, incorporates a private office.

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute 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, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

TERMS

The premises are available by way of a new repairing and insuring lease, term and rent review pattern by arrangement at a commencing rent of **£21,000** per annum, exclusive.

RATES

According to the VOA website the assessment for this property is stated as:

Offices and Premises, Rateable Value: £14,750

The small business multiplier for the year ending 31st March 2020 is 49.1p in the £.

However, for properties having a rateable value of £12,001 to £15,000, eligible occupiers should qualify for Small Business Rates Relief whereby the rate will go down gradually from 100% to 0%

Applicants must check their eligibility with the relevant Local Authority.

For more information, visit:

<https://www.gov.uk/introduction-to-business-rates>

FINANCE ACT 1989

The rent will attract Value Added Tax at the prevailing rate.

SERVICE CHARGE

We are informed that the management and service charges (including buildings insurance) in the year ending 31st July 2019 are approximately £2,517 (suite 9) and £2,520 (suite 10)

LEGAL COSTS

Each party are to bear their own costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating B (27).

Full EPC available for viewing on our website.

VIEWING

By prior appointment via Willis Commercial through whom all negotiations must be conducted.

CONTACT

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