

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST FLOOR OFFICE SUITE – TO LET

***9 & 10 THE OLD POTTERY, MANOR WAY, VERWOOD,
DORSET. BH31 6HF***

LOCATION

Situated in the centre of the town 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 suite is accessed through a communal video entry phone controlled entrance with stairs and a lift providing disabled access to the first floor. The fully carpeted office suite provides an internal floor area of approx. 146.78m² (1,580 ft²).

Designed as open plan offices but currently partitioned to provide an accounts office and meeting room. Fitted kitchenette.

Features include:

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



Overall Internal Area Approx. 146.78m² (1,580 ft²)

Cont'd

Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to a property.

PARKING	This complex is accessed directly off the main free Verwood car park.
RENT	£20,600 per annum exclusive plus V.A.T.
LEASE	A new repairing and insuring lease is available, the duration of which is subject to negotiation.
SPECIAL NOTE	Landlord may consider re-instating to provide two units if sufficiently strong covenant and good duration.
SERVICE CHARGE	For the year until 31st July 2019 this amounts to £5,037 on budget. This includes most aspects of running the complex including building insurance, cleaning communal parts, fire alarm maintenance and a sinking fund. A detailed breakdown is available.
RATES	Rateable Value: £14,750.00 Rates Payable: £7,080.00 for 2018/19 (Interested parties are advised to verify these figures with the Local Rating Authority).
VIEWING	Strictly by confirmed appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: B



