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



#### COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

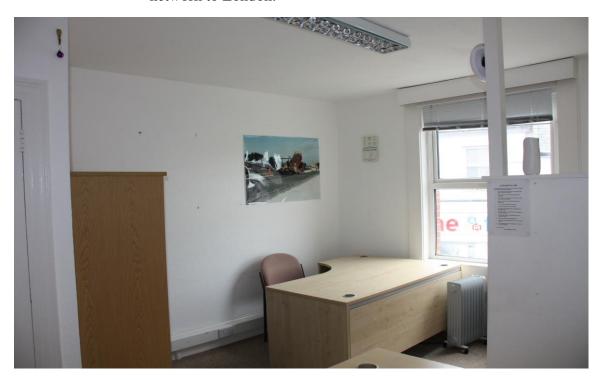
# SINGLE TOWN CENTRE OFFICE TO LET

## FLEXIBLE TERMS

# 7B4 KINGSBURYS HOUSE, FRIDAYS CROSS MEWS, CHRISTCHURCH ROAD, RINGWOOD, HAMPSHIRE. BH24 1DG

**LOCATION** 

Situated in the centre of Ringwood, just off Fridays Cross with access by dual carriageway to Bournemouth, Southampton and the motorway network to London.



**ACCOMMODATION** First floor

First floor office with approx. dimensions 4.32m 3.87m (14'2 x 12'8") providing **net floor area of approximately 15.42m² (166 ft²)**. Double glazed window with pleasant outlook over Fridays Cross to the High Street. Off peak electric heater and Cat. 2 lighting.

**RENT** 

£2,364.00 per annum (£197.00 per month) payable monthly in advance by bankers order.

**TERMS** 

This office suite is available by way of a Tenancy at Will for a minimum duration of one year and thereafter, this can be terminated if required

subject to three months notice.

Cont'd ....

**BUSINESS** Rateable value £1,825.00

**RATES** Due to the low rateable value on these premises, no business rates will

be payable in most instances. We would however recommend all

interested parties to confirm this information on these premises with the

local authority.

**DEPOSIT** A deposit of £600.00 will be required and retained for the duration

of the Agreement.

**SERVICE** Currently this amounts to £77.00 per month and this

**CHARGE** includes cleaning of communal parts, building insurance, sewerage

charge, water rates, fire safety maintenance and building repairs.

**PARKING** There are no parking spaces with these offices, but there is access for

loading and unloading. There are casual parking areas nearby, together with a public car park within a few minutes walk of the

offices.

**VIEWING** By appointment only please through the Agent.

**DIRECTIONS**Beside our Office, proceed along Fridays Cross Mews and the entrance

door to Kingsburys House can be seen on the left under the canopy

porch.

### **ENERGY PERFORMANCE ASSET RATING - E**