

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## OFFICE SUITE - TO LET

### ***SUITE 7A 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**

Second floor office suite comprising three rooms:-

##### **Office 1**

3.60m x 3.30m (11'10" x 10'10") with door to walk-in Storeroom

##### **Office 2**

4.01m x 3.30m (13'2" x 10'10")

##### **Office 3**

3.09m x 2.76m (10'2" x 9'1")

Features include Cat II lighting, fully carpeted, off-peak electric heating. Toilet facilities.



**Net Floor area of approximately 33.45m<sup>2</sup> (360 ft<sup>2</sup>)**

#### **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.

#### **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.

#### **RENT**

£4,500 per annum (£375.00 per month), payable monthly in advance by bankers order.

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- SERVICE CHARGE** For the period to May 2014 this amounts to £2,705.10 per annum (£225.43 per month). This includes cleaning of communal parts, building insurance, sewerage charge and water rates.
- BUSINESS RATES** Rateable value £4,150 per annum.  
We understand that with current government policy, because of the low rateable value on these premises, no business rates will be payable until 1st April 2014. We would however recommend all interested parties to confirm this information on these premises with the local authority.
- 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: F**