

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

SMALL TOWN CENTRE OFFICES TO LET

FLEXIBLE TERMS

***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.



SUITE 7B/3 KINGSBURYS HOUSE

ACCOMMODATION

First floor office of irregular shape with approx. dimension 2.43m x 2.13m (8'0" x 7'0"). **Net floor area of approximately 17.07 m² (56 ft²)**
Fully carpeted, double glazed window and Cat. 2 lighting.

RENT

£1,200.00 per annum (£100.00 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 RATES	Rateable value £600.00 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.
SERVICE CHARGE	For the period to May 2014 this amounts to £20.00 per month and this includes cleaning of communal parts, building insurance, sewerage charge and water rates.

OFFICE 7B/4 KINGSBURYS HOUSE

ACCOMMODATION	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, just redecorated and new carpet. 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.
BUSINESS RATES	Rateable value £1,825.00 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.
SERVICE CHARGE	For the period to May 2014 this amounts to £63.00 per month and this includes cleaning of communal parts, building insurance, sewerage charge and water rates.
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.

