

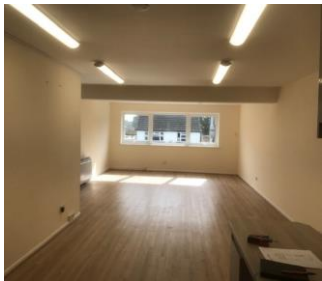
TO LET

TOWN CENTRE OFFICE

At

**495a Ringwood Road
Ferndown
BH22 9AG**

- ◆ Entire first floor suite in busy main road location
- ◆ Suite of 581 sq ft
- ◆ One on-site car space
- ◆ Modern, well presented office
- ◆ New lease
- ◆ Rent - £7,500 pax
- ◆ No rates, (subject to status)
- ◆ Sole Agents



LOCATION

The office is prominently located on this busy main thoroughfare (main A348) being the main link between Poole and Southampton, the motorway network and London. It is close to the entrance to the Town Centre Tesco Superstore and car park. There is also on street layby car parking adjacent.

ACCOMMODATION

The first floor accommodation is open plan with an additional single office room. Access to the office is self-contained with stair access off Ringwood Road and the specification includes:-

- ❖ Laminate flooring
- ❖ Kitchen
- ❖ Shower facility
- ❖ Single WC and wash facilities
- ❖ Electric heaters
- ❖ Lighting
- ❖ One car parking space

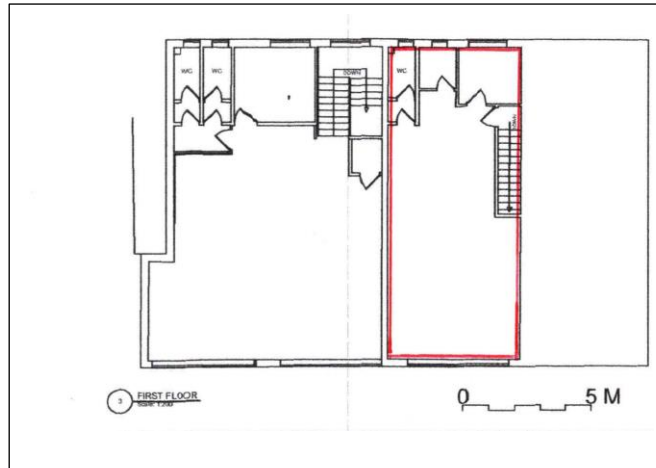
SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of Dorset Council (East Dorset tel: 01202 795031) in connection with their own proposed use of the property.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



First Floor Plan

TENURE

The offices are available on a new lease, drawn on full repairing and insuring terms for a period to be negotiated.

RENT

£7,500 per annum exclusive

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value - £6,400 (1 April 2023)
Small Business Rates Relief will apply (subject to status)

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band D
The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents:-



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