

## TO LET

### FIRST FLOOR OFFICE ACCOMMODATION

Suite F4  
Ryan Business Park  
Sandford Lane  
Wareham  
BH20 4DY

919 sq ft (85.4 sq m) approx.

**£6,900 per annum exclusive**



## LOCATION

Ryan Business Park is situated in a prominent position on Sandford Lane approximately one mile from Wareham town centre, close to the A351 Wareham By-Pass giving access to the Bournemouth/Poole conurbation to the east.

The property is approximately 5 mins walk or 1 min by car from Wareham train station and approx 15 mins walk or 3 mins by car from Wareham town centre.

## DESCRIPTION

The office suite is on the first floor and accessed by a staircase at the rear. Features include:

- Suspended ceilings with integral lighting
- Carpeting
- Electric heaters
- Shared WCs
- Two allocated car parking spaces

## SERVICE CHARGE

The lease will be subject to a service charge to include contribution to electricity used and the upkeep and maintenance of common parts.

## TENURE

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

**£6,900** per annum exclusive.

Rent is exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £6,000 (1 Apr 2017)

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (73).

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.



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



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