NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

DETACHED SINGLE STOREY OFFICE BUILDING WITH CAR PARKING

The Summerhouse
22 Ringwood Road
Longham
Ferndown BH22 9AN

188 sq ft (17 sq m) approx.

Rent: £6,000 + VAT per annum exclusive



Photo taken March 2025



Photo taken March 2025

01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT



Photo taken March 2025



Photo taken March 2025

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, UTILILTIES 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.

LOCATION

The property is situated in a small complex of office and industrial premises with access from the A348 Ringwood Road close to its junction with the B3073 approximately 2 miles south of Ferndown town centre and 2.6 miles from the A31 dual carriageway.

DESCRIPTION

The property comprises a detached brick / clad single storey office building with mainly pitched tiled roof. Features include:-

- Personnel entrance door
- Open plan office with full height windows at the front
- WC
- Carpeting
- Lighting
- Heating/cooling cassette
- Teapoint
- Parking for 2 cars
- Outside seating area

LEASE

The property is available to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.

RENT

£6,000 plus VAT per annum exclusive of VAT, business rates, electricity and all other outgoings.

ENERGY PERFORMANCE CERTIFICATE

Commissioned

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

To be assessed

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

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 the joint sole agents:-

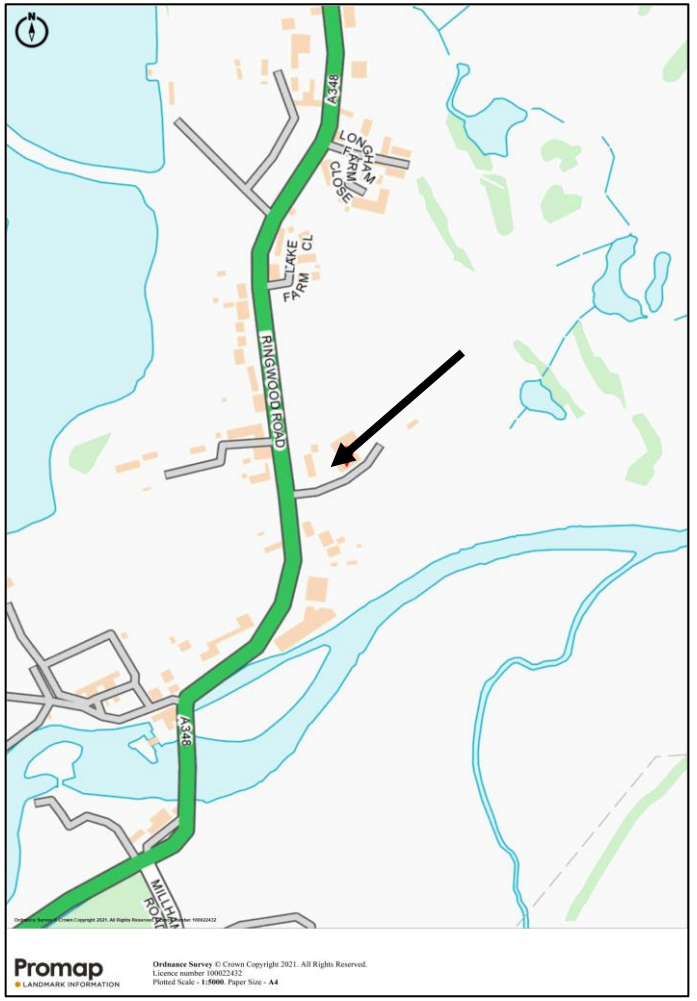
NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

Steven Chiari
stevec@nettsawyer.co.uk
01202 550245

goadsby
01202 550000
goadsby.com

Joe Holderness
Joseph.holderness@goadsby.com
07879 435387


Photo taken March 2025



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