

To Let

High Quality, Refurbished Office Suites Situated In Ringwood Town Centre

329 – 752 sq ft LARGER MODULES AVAILABLE BY COMBINING SUITES

FRIDAYS COURT, 3 HIGH STREET, RINGWOOD HAMPSHIRE, BH24 1JA

Summary

- **High quality** refurbished office suites
- **329 – 752 sq ft** (larger modules available by combining suites)
- Dedicated cloakroom and kitchenette facilities **with each suite**
- Situated in Ringwood **town centre**
- **Allocated on-site car-parking** and approximately 100m from a public car-park
- Occupation available within 48 hours


SUITE 1F


SUITE 1B


SUITE 1A


SUITE 1B



Fridays Court is a retail/ office development situated immediately off Fridays Cross, the junction of Christchurch Road, High Street and Southampton Road in Ringwood town centre

>> Street View

>> Location Map

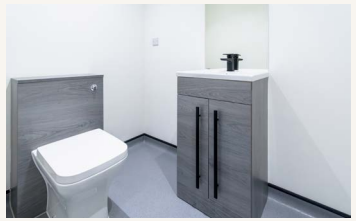
WELL CONNECTED

The town has excellent road communications being located on the A31, which provides dual carriageway into Bournemouth via the A338 and connects with the M27/M3 motorway networks.

RETAIL & LEISURE FACILITIES CLOSE BY

There are an array of national occupiers, along with local independent shops, cafes and restaurants situated in the town centre including **Waitrose**, **Sainsbury's**, **Boston Tea Party**, **Caffè Nero** and **Framptons**.











High quality, refurbished office suites





Description

Fridays Court is a multi-let, three storey mixed use building.

The offices on the first and second floors are accessed via a communal entrance just off the High Street and each suite has been extensively refurbished to include the following:

- New lighting
- New carpet/floor coverings
- Newly redecorated throughout
- New cloakroom facilities
- New air conditioning
- New kitchenette


SUITE 1D

Availability

Suite	Size (sq ft)	Parking	Rent (pax)	Service Charge (pa)	Building's Insurance (pa)	Rateable Values
First Floor						
Suite 1a	376	2	£11,000	£720	£355.83	To be assessed
Suite 1b	466	2	LET	£920	£441	To be assessed
Suite 1c	329	2	£11,000	£640	£311.35	To be assessed
Suite 1d	537	2	£16,500	£1,040	£508.20	To be assessed
Second Floor						
Suite 1e	372	2	LET	£720	£352.05	To be assessed
Suite 1f	752	3	£19,500	£1,440	£711.66	To be assessed

- A service charge is payable in respect of the upkeep, maintenance and management of the common parts of the building
- Electricity and water for the suites are re-charged by the landlord via sub-meters.
- The above rentals, service charge and building's insurance figures are subject to VAT
- The net internal areas have been provided by the landlord and are scaled off plan
- The landlord insures the building and the tenants reimburse the landlord for this cost

EPC Ratings

Suite 1a	B - 31	Suite 1d	A - 24
Suite 1b	A - 20	Suite 1e	A - 19
Suite 1c	B - 29	Suite 1f	A - 17

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case

Viewings

Strictly by prior appointment through the agents, through whom all negotiations must be conducted.

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Important

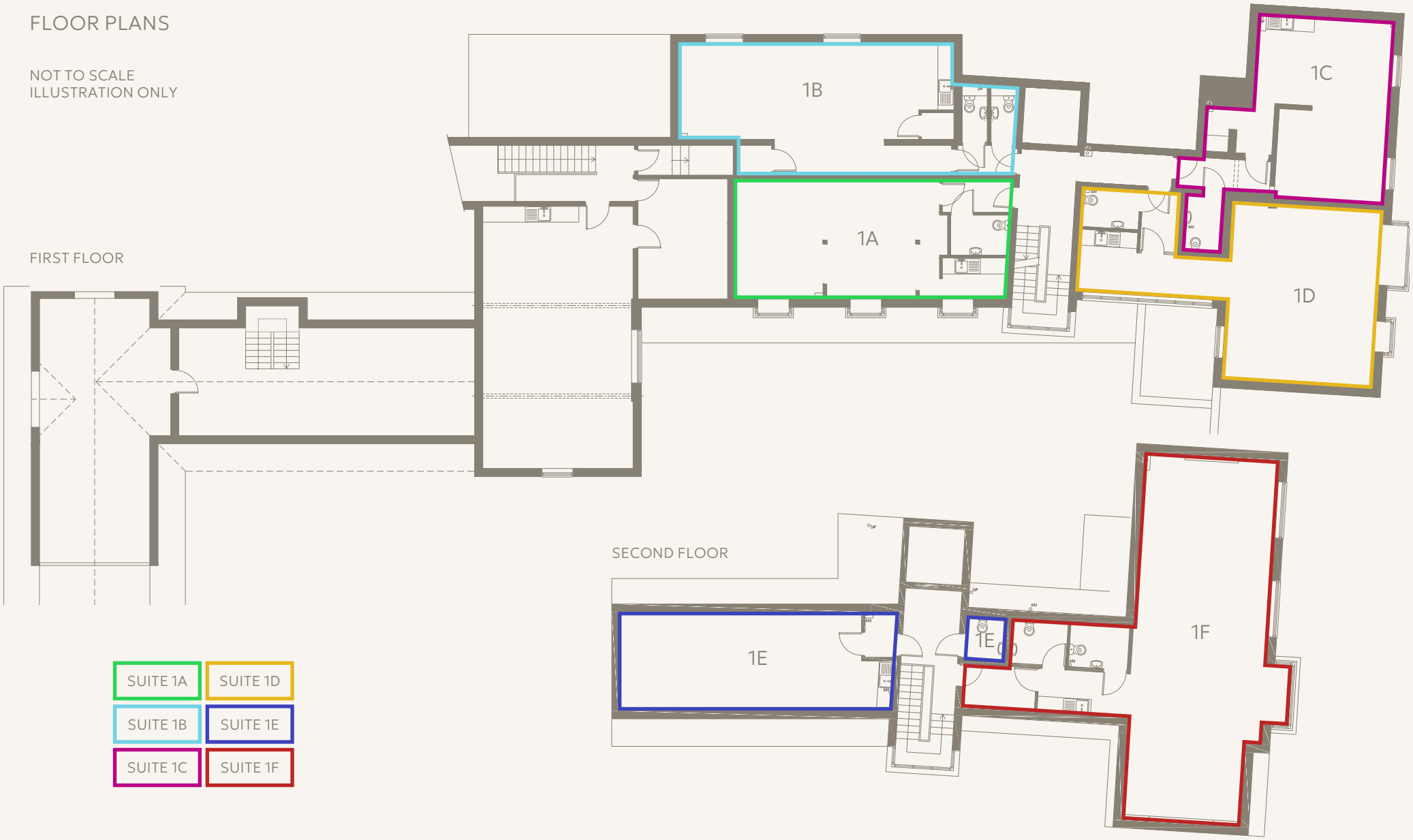
THE CODE FOR LEASING BUSINESS PREMISES
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available HERE.

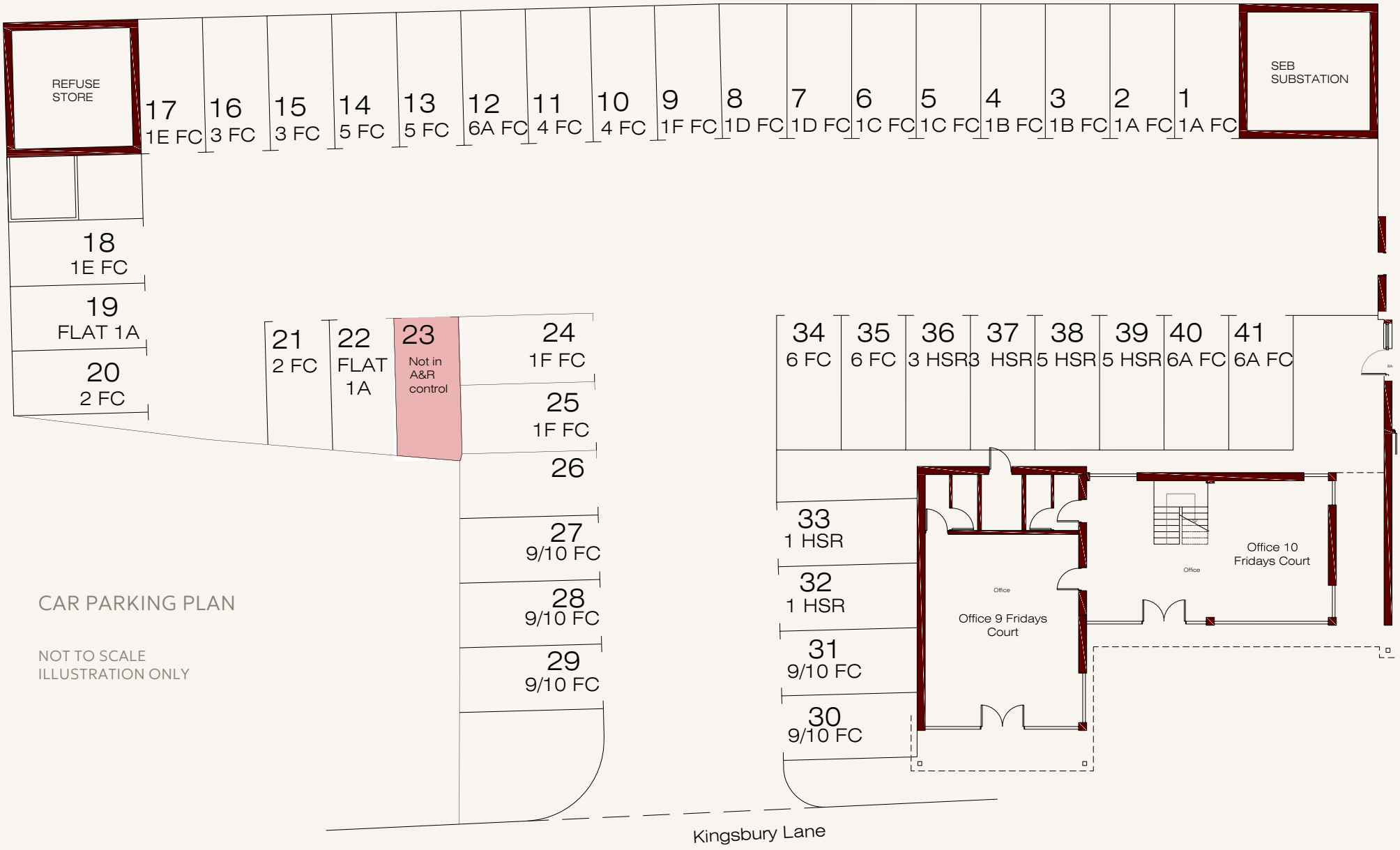
ANTI MONEY LAUNDERING REGULATIONS
Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

FLOOR PLANS

NOT TO SCALE
ILLUSTRATION ONLY





CAR PARKING PLAN

NOT TO SCALE
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