



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 3 and 3a GROVELEY ROAD CHRISTCHURCH DORSET BH23 3HB



### Offices / Storage TO LET

- Ground and first floor self contained offices located behind the Tool Store
- Available as a whole or let on a floor by floor basis.

**Available on a new  
flexible lease terms on  
inclusive rental basis  
£12,000 p.a.**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The property is located just off the B3069 Somerford Road approximately 1 mile east of the town centre. Groveley Road is a Cul De Sac predominantly occupied by industrial and trade counter premises.

The property comprises a two storey older style industrial building located behind the The Tool Store. Ground floor is arranged as open plan offices and kitchenette with a storage room at the far end. The first floor comprises two offices one of which includes the kitchenette

## ACCOMMODATION

### Ground floor Office

Width 17'00" ( 5.2m)  
Depth 38'04" (11.7m)  
Includes Kitchenette  
Cloakroom  
Storage 17'00" x 7'06" (5.2m x 2.2m)  
**Net Internal Area 705 sq.ft. (65.5 sq.m.) Approx**

### First Floor Offices

Office 1 30'04" x 17'10" (9.2m x 5.4m)  
Office 2 15'04" x 17'10" (4.6m x 5.4m)  
Includes kitchenette  
Cloakroom  
**Net Internal Area 798 sq.ft. (74 sq.m.) Approx.**

## EPC Rating C

## RATEABLE VALUE - £13,000 (previously £11,250)

Landlord will make an application to the valuation office agency to have the rateable value split once lettings are completed. It is anticipated that qualifying tenants will be able to claim 100% exemption from small business rates relief (no rates paid)

## PLANNING

Premises have long established use as B1 light industrial / offices (now use Class E)

## TENURE

The ground and first floors are available on flexible lease terms on an inclusive rental basis at a rental of £12,000 p.a. per floor.

Rent will be inclusive of external maintenance costs, insurance and water / sewerage. The tenant will be responsible for business rates and electricity

The incoming tenant will be expected to pay a 3 month rent deposit

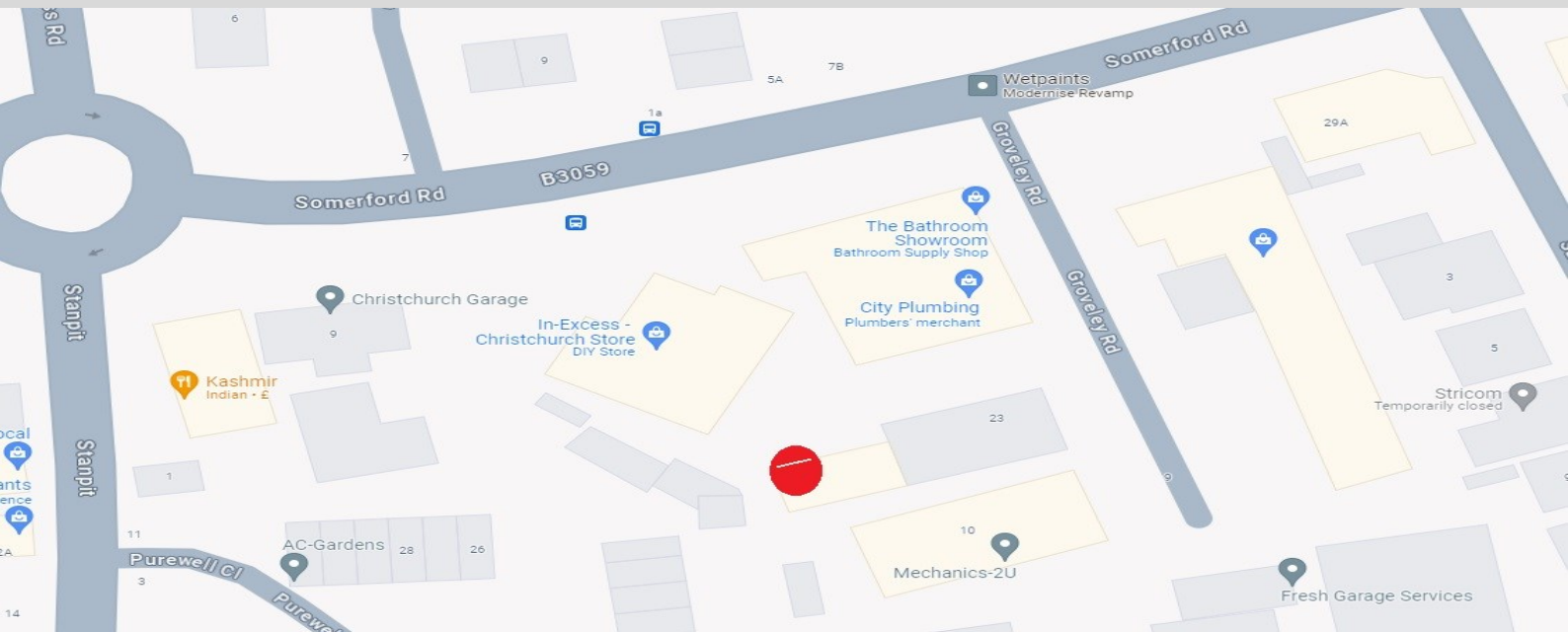
The incoming tenant will be expected to pay an administration fee of £550 plus VAT for the preparation of the legal documents for the letting

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.