

TO LET

FIRST FLOOR OFFICE ACCOMMODATION

Suite F3
Ryan House
Sandford Lane
Wareham
BH20 4DY

715 sq ft (66.4 sq m) approx.

£5,375 per annum exclusive



LOCATION

Ryan House is part of the development Ryan Business Park which 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.

DESCRIPTION

The office suite is situated at the rear of the first floor of Ryan House which can be accessed by a staircase to the rear. The premises comprises an open plan office with two partitioned offices and features also include:

- Suspended ceilings and lighting
- Carpeting
- Electric heaters
- Shared WCs
- Shared kitchen facility
- Two allocated car parking spaces

RENT

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

£5,375 per annum exclusive.

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

SERVICE CHARGE

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

LEGAL COSTS

As is customary, the ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the transaction.

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

Rateable Value: £6,500 (1 Apr 2023)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E (105).

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 the joint sole agents:-



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