

# TO LET

## DETACHED SINGLE STOREY OFFICE BUILDING IN ATTRACTIVE LANDSCAPED GROUNDS WITH CAR PARKING

The Stables  
22 Ringwood Road  
Longham  
Ferndown BH22 9AN

572 sq ft (53 sq m) approx

Rent: £18,000 + VAT per annum exclusive



Reference: 2720/SJT

## 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.

## DESCRIPTION

The property comprises a detached clad single storey building with pitched tiled roof and double glazed windows and doors. Features include:-

- ❖ Personnel entrance door
- ❖ Open plan office with separate meeting room
- ❖ WC
- ❖ Carpeting
- ❖ Lighting
- ❖ Heating/cooling cassettes
- ❖ Kitchenette
- ❖ Parking for up to 10 cars (double banked)

## LEASE

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

## RENT

**£18,000** per annum exclusive of VAT, business rates, service charge, insurance premium and all other outgoings.



## OUTGOINGS

The tenant will be responsible for the following budgeted outgoings (current rates):

Business rates	-	£700 + VAT per quarter
Waste disposal	-	£ 40 + VAT per quarter
Water and sewage	-	£ 50 + VAT per quarter
Service Charge	-	£ 50 + VAT per quarter
Electricity	-	Charged via sub-meter readings
Building insurance	-	£575 + VAT per annum

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (88)

The full EPC and recommendations report are available on request.

## LEGAL COSTS

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

## 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](#)



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, UTILITIES 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.



## VIEWING AND FURTHER INFORMATION

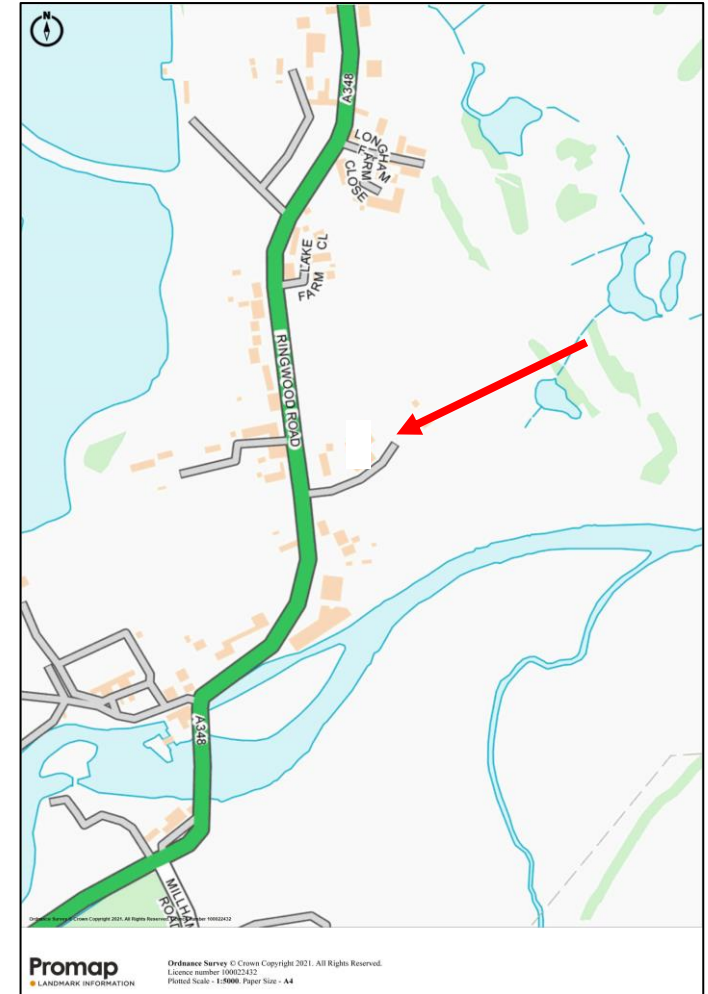
Strictly by appointment through the joint sole agents:-



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