



**SUITE B MANOR HOUSE, 1 MACAULAY ROAD,
BROADSTONE, BH18 8AS**

OFFICE TO LET

2,120 SQ FT (196.95 SQ M)



Summary

Ground Floor Office with Car Parking

2,120 SQ FT (197 SQ M)

Available Size	2,120 sq ft
Rent	£26,500.00 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings.
Business Rates	Suite B - £25,750. The car parking is assessed separately.
EPC Rating	D (76)

- Modern office suites
- Centrally located in Broadstone
- Allocated car parking
- Shower facilities



Location



Suite B Manor House 1
Macaulay Road, Broadstone,
BH18 8AS

Manor House fronts the intersection of the Broadstone Roundabout and Lower Blandford Road. The suites and the car parking are accessed via Macaulay Road.

Broadstone offers a variety of retail and banking facilities with occupiers such as M&S Foodhall, Barclays, Nationwide, Tesco Express, Lloyds and NatWest.



Further Details

Description

Manor House provides a range of 8 modern, air-conditioned office suites centrally located in The Broadway, the Retail/Commercial area of Broadstone.

Suite B is located on the ground floor.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Rent	Availability
Suite - B	2,120	196.95	£26,500 /annum exclusive	Available

Specification

- Air Conditioning
- Carpets
- Suspended Ceiling
- Male and Female W.C Facilities
- Shower Facilities
- Lighting
- Blinds
- Raised Access Floor

Externally there is allocated car parking. Suite B - 6 spaces.

Terms

The suites are available to let by way of a new effective full repairing and insuring lease for a negotiable term, incorporating periodic open market rent reviews.

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.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Service Charge

A service charge is payable in respect of the upkeep, maintenance and management of the common parts of the building, please enquire for further details.



Enquiries & Viewings



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View on our website