



**14 GLASSHOUSE STUDIOS, FRYERN COURT ROAD,  
FORDINGBRIDGE, SP6 1QX**

OFFICE TO LET

1,296 SQ FT (120.40 SQ M)





# Summary

## SELF CONTAINED OFFICE TO LET

**Available Size** 1,296 sq ft

**Rent** £12,750.00 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

**Rateable Value** £13,250  
(from 01.04.23)

**EPC Rating** B (30)

- Self-contained office in courtyard development with access to communal gardens and seating
- 3 allocated car parking spaces (additional parking spaces available\*)
- EV charging point
- Rural setting
- 1 mile distant from Fordingbridge and A338



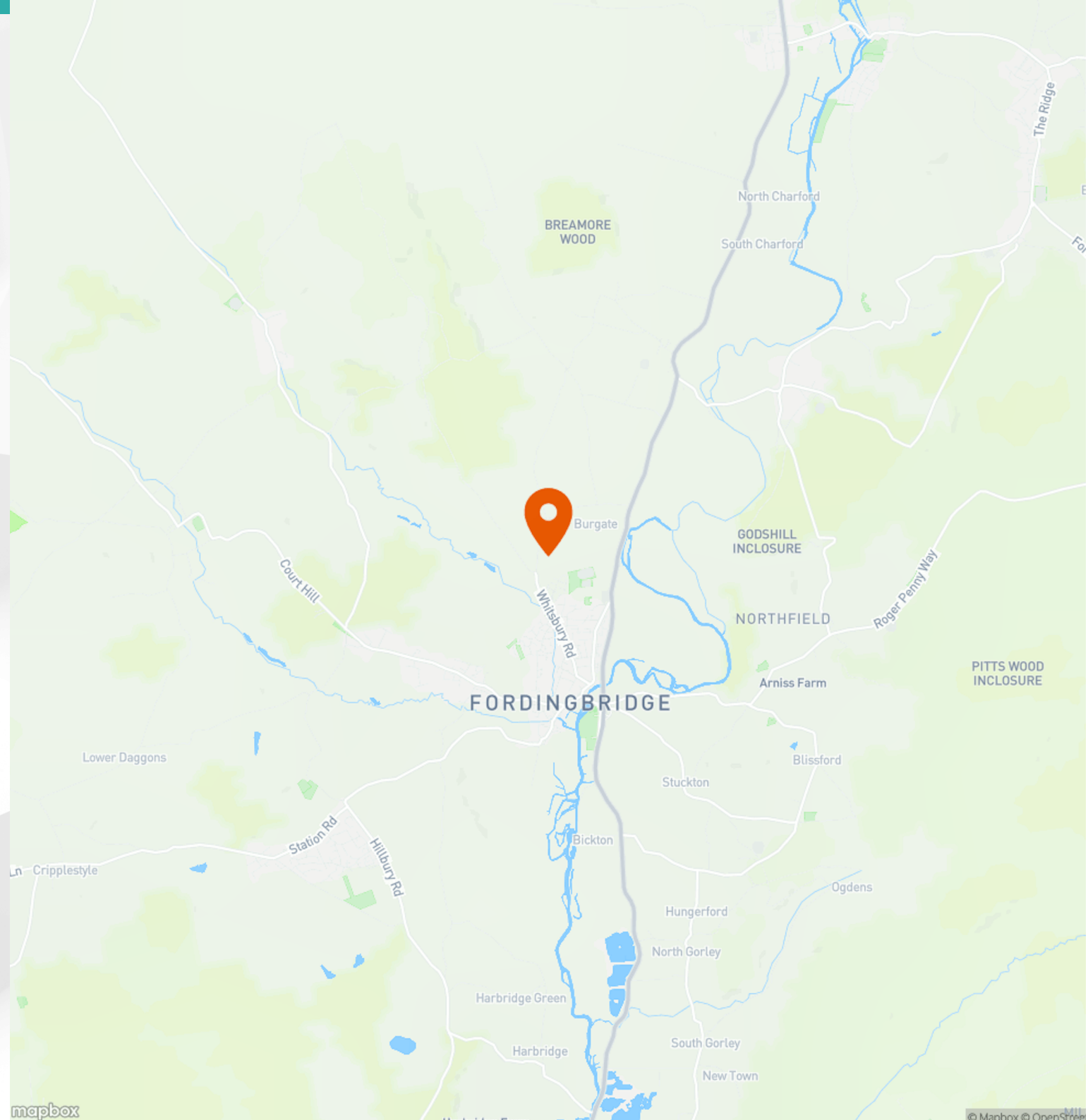


# Location



**14 Glasshouse Studios, Fryern Court Road, Fordingbridge, SP6 1QX**

Glasshouse Studios is an attractive office complex set in a rural New Forest location in Fordingbridge. The offices are accessed from Fryern Court Road and are approximately 1 mile distant from Fordingbridge town centre offering retail and restaurant facilities. Access to the A338 is approximately 1 mile distant, which provides links to the A31 and to Salisbury.









# Further Details

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	769	71.44	Coming Soon
1st	527	48.96	Coming Soon
<b>Total</b>	<b>1,296</b>	<b>120.40</b>	

## Description

Studio 14 forms part of a courtyard development and comprises a self-contained building of brick construction with a pitched tiled roof. The attractive accommodation is arranged as open plan with a first floor providing further office/meeting/storage space, with stair access. The accommodation benefits from the following brief specification:

- Suspended ceiling
- Lighting and air conditioning
- Perimeter trunking
- Kitchenette and unisex W.C facilities
- Access to a shared courtyard with seating
- 3 allocated car parking spaces including 1 EV charging point\*

\*Our client has advised that additional car parking spaces are available to rent separately from the managing agent.

## Legal Costs

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

## Tenure

Available by way of a new Full Repairing and Insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews.

## Service Charge

An estate service charge is payable in respect of the upkeep, management and maintenance of the communal areas of the estate. Interested parties are urged to make further enquiries.

## AML

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

## Rates

Small Business Rates Relief is available on properties with a rateable value of £15,000 or less, subject to conditions. Interested parties are urged to make further enquiries.





## Enquiries & Viewings



**Bryony Thompson**

[bthompson@vailwilliams.com](mailto:bthompson@vailwilliams.com)

07741145629

01202 558 262



**Ben Duly**

[bduly@vailwilliams.com](mailto:bduly@vailwilliams.com)

07771 542132

01202 558262



**Vail  
Williams**

[View on our website](#)