



OFFICES FROM 1,119 SQ FT

- NEW LEASES AVAILABLE VIA PRE LET
- MODERN OFFICE SPECIFICATION
- LOCATED IN SCENIC SUBURBAN AREA
- ALLOCATED PARKING

FOR FURTHER DETAILS PLEASE CONTACT:

JOSEPH HOLDERNESS

joseph.holderness@goadsby.com
01202 550200

JOSHUA ADAMSON

joshua.adamson@goadsby.com
01202 550110

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agent's note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary to the structural integrity of the premises and condition/working order of services, plant or equipment.

The rents are exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings payable quarterly in advance.

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

Availability Schedule

Unit	Size (Sq Ft)	Rent per annum (plus VAT)	Parking	EPC	Business Rates (from 01.04.2023)	Availability
1	1,101	£17,500	TBC	TBC	TBC	LET
2	1,119	£18,000	TBC	TBC	TBC	Available
3	1,690	£27,000	TBC	TBC	TBC	Available

The above rentals are exclusive of business rates, VAT, service charge, insurance premium and all other outgoings payable monthly in advance by standing order.

100% small business rates relief applies on properties with a rateable value of £12,000 or less (subject to conditions).

Location

- Manor Farm is located in Cranborne, north west of Verwood
- Access to Manor farm is via the B3078
- The B3078 connects to the A338 & A35
- The A35 provides a links to the M27 & M3 motorway networks connecting to the cities of Southampton, Winchester and greater London

Description

- Manor Farm is a recently converted farmhouse located on the outskirts of Cranborne offering office accommodation.
- The individual units have been refurbished to a modern specification while retaining the original character features of the historic barn.
- Units include, LED lighting, carpets, perimeter trunking, a kitchenette and toilet facilities.

Leases

The premises available by way of a new 5 year full repairing and insuring leases incorporating upward only, open market rent reviews.

Legal Costs

Each party is to bear their own legal costs incurred in 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.

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



Joseph Holderness
joseph.holderness@goadsby.com
07879 435387

Joshua Adamson
joshua.adamson@goadsby.com
07500 894599

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agent's note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary to the structural integrity of the premises and condition/working order of services, plant or equipment.

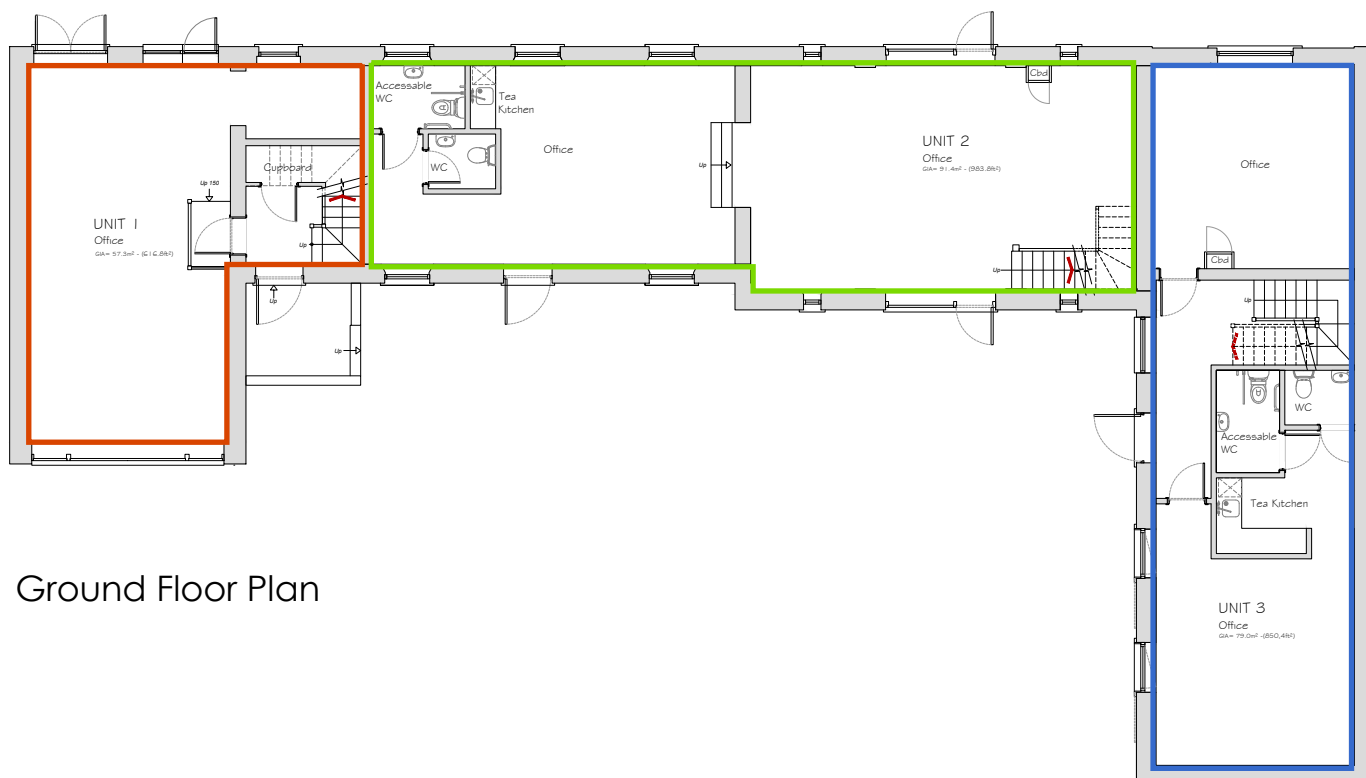


ANTI MONEY LAUNDERING REGULATIONS

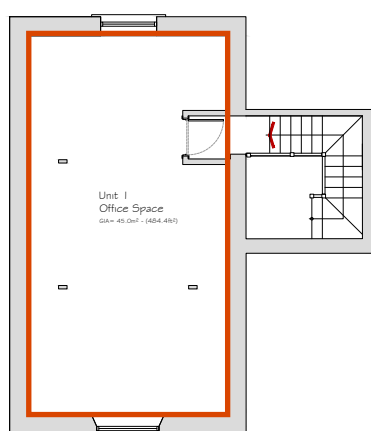
Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

FINANCIALS

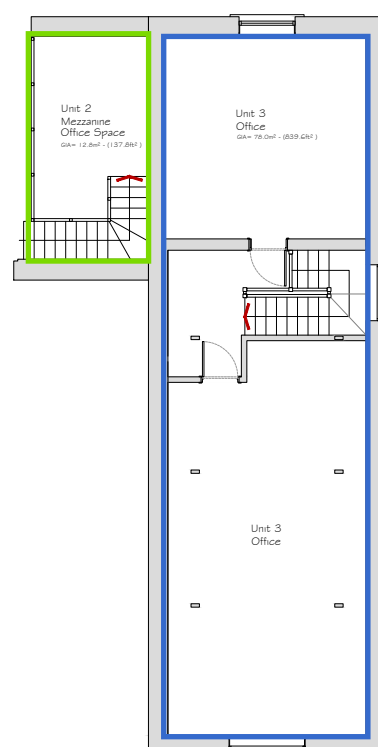
Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.



Ground Floor Plan



First Floor Plan



NOT TO SCALE
ILLUSTRATION ONLY