

TO LET GROUND FLOOR OFFICE SUITE IN TOWN CENTRE LOCATION

Unit 2 Princes Court, Princes Road, Ferndown BH22 9JG



**sibbett
gregory**

- Offices from approx. 13.28 sq m (143 sq ft) to approx. 28.83 sq m (310 sq ft)
- One parking space per office

LOCATION

The property is situated on Princes Road in Ferndown, which connects with Victoria Road which is the main shopping street in Ferndown town centre. Princes Road is a mixed use location with both commercial and residential properties.

Ferndown is an affluent town which benefits from residential, retail and industrial areas. The town centre has a variety of retail, leisure and restaurant facilities both on Victoria Road and Ringwood Road. There is a Tesco supermarket within walking distance of the property.

Ferndown is located approximately 6 miles to the south of Ringwood and 7 miles north of Bournemouth. It has easy access to the A31 dual carriageway which provides strong transport links to both Bournemouth and Poole as well as M27 motorway.

DESCRIPTION

Princes Court is a substantial, two storey detached office building with brick elevations under a flat roof. The main entrance leads into a large communal lobby containing a staircase serving the first floor.

Suite 2 is situated on the ground floor and comprises 6 separate offices. The premises have shared use of male and female toilets and a kitchenette.

The specification includes:-

- Suspended ceilings with new inset lighting
- Gas fired central heating
- Wall mounted power and data points
- Aluminium double glazed windows
- New carpeting to be installed
- Newly redecorated
- Security alarm



Description	SQ M	SQ FT
Office 1	23.76	256
Office 2	22.14	238
Office 3	13.69	147
Office 4	13.28	143
Office 5	28.83	310
Office 6	27.84	300

TENURE

The offices are available on flexible lease terms to be agreed.

RENT

On application.

EPC

The premises have an energy rating of C – 52 and the certificate is valid until 9 June 2029.

VIEWING

For further information

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FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering.



