



MANOR HOUSE, 1 MACAULAY ROAD, BROADSTONE, BH18 8AS

OFFICE TO LET

950 TO 5,893 SQ FT (88.26 TO 547.48 SQ M)



Summary

Offices with Car Parking

Available Size	950 to 5,893 sq ft
Rent	Rent on application
Business Rates	Rateable value £16,750 (from 1.04.23). Car parking is rated separately at £480 (from 1.04.23)
EPC Rating	A (21)

- Modern office suites
- Centrally located in Broadstone
- Shower facilities



Location



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 Broadstone.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Rent	Availability
Suite - C	1,413	131.27	roa	Available
Suite - D	2,120	196.95	roa	Available
Suite - G	1,410	130.99	roa	Available
Suite - F	950	88.26	roa	Available

Specification

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

Car Parking Spaces

Suite C - 4 spaces, Suite D - 6 spaces, Suite G - 4 spaces, Suite F - 2 spaces

Terms

The suite is 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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**Vail
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