To Let 17 SQ M (188 SQ FT)

Detached Single Storey Office Premises
Set In An Attractive Rural Setting



The Summerhouse

22 Ringwood Road, Longham, Ferndown, Dorset, BH22 9AN



Summary

- Detached single storey office premises
- Attractive rural setting with private patio area
- Approximately 2 miles from Ferndown town centre
- 2 parking spaces

Rent: £6,500 per annum excl.

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Situated in an **attractive rural setting** approximately 2 miles from Ferndown town centre and 2.6 miles from the A31

The property is located on Ringwood Road which runs through Longham and is approximately 2 miles from Ferndown town centre. The A31 dual carriageway is approximately 2.6 miles distant, which provides links to principal centres including Poole, Bournemouth, Wimborne and Ringwood.

- Marks & Spencer Food Hall – 1.7 miles
- Bournemouth Airport – 4.5 miles
- Ringwood – 8 miles
- Bournemouth Town Centre – 6.2 miles

Approximate distance source for google maps

>> Location Map

>> Aerial View

>> what3words

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Photo shows entrance to the development





Description/Specification

- Self contained
- Outside patio/seating area
- Kitchenette
- WC
- LED lighting
- Carpets
- Cooling/heating AC

Accommodation

Total net internal area approx **17 Sq M // 188 Sq Ft**

Measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Lease

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

Rent

£6,500 per annum exclusive of business rates, VAT, service charge, insurance, utilities and all other outgoings, payable quarterly in advance by standing order.



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

Rateable Value

To be assessed.





Viewings

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

goadsby
goadsby.com
01202 550055

James Edwards
james.edwards@goadsby.com
07801 734797

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts of the development. Under the current budget, this is £250 plus vat per annum.

Important

THE CODE FOR LEASING BUSINESS PREMISES

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**.

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. Agents 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.