

**SUITE C MANOR HOUSE, 1 MACAULAY ROAD, BROADSTONE, BH18 8AS** 

**OFFICE TO LET** 

1,413 SQ FT (131.27 SQ M)

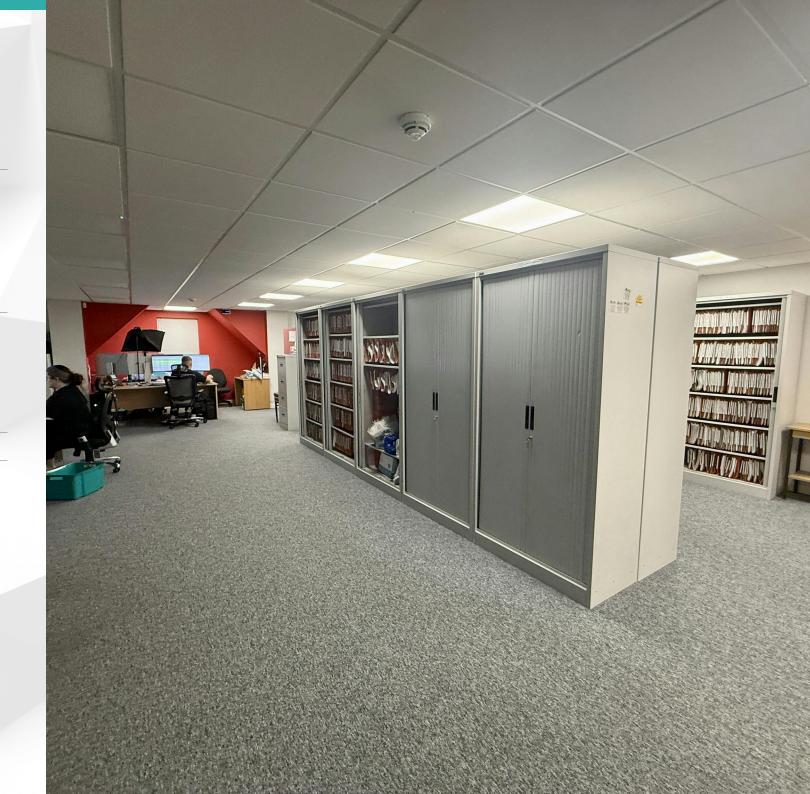


# **Summary**

## First Floor Office with Car Parking

Available Size	1,413 sq ft		
Rent	£18,950 per annum		
	exclusive of VAT,		
	business rates, service		
	charge, insurance		
	premium, utilities and		
	any other outgoings.		
Business Rates	Rateable value £16,750		
	(from 1.04.22) Car		
	(from 1.04.23). Car		
	parking is rated		
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EPC Rating	parking is rated separately at £480		

- Modern office suite
- Centrally located in Broadstone
- 4 allocated car parking spaces
- Shower facilities



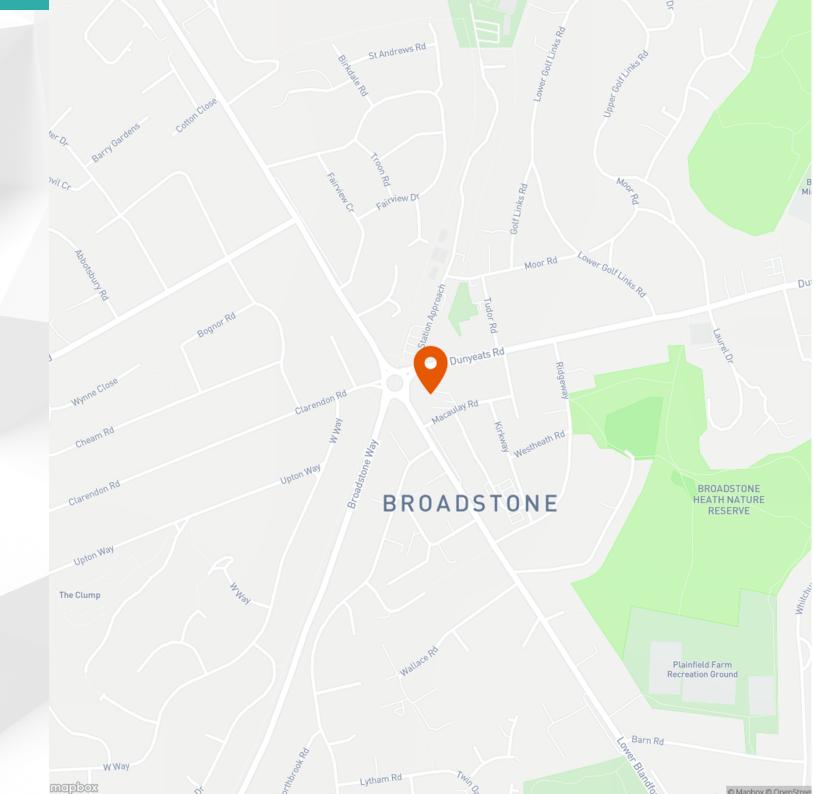
## Location



Suite C 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.

Suite C is an open plan office suite located on the first floor with lift access. There are 4 allocated car parking spaces in addition to secure bicycle storage and shower facilities.

#### Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Rent	Availability
Suite - C	1,413	131.27	£18,950 /annum	Available

### **Specification**

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

#### **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**



Bryony Thompson bthompson@vailwilliams.com 07741 145 629 01202 558 262

